12 Roeburn Close, Mapplewell S75 5QH

OFFERS AROUND
£250,000















A MODERN SEMI DETACHED TOWNHOUSE WITH MAGNIFICENT PRESENTATION, RECENTLY REFURBSIHED TO AN EXCEPTIONAL STANDARD AND INCLUDING A STUNNING SINGLE STOREY EXTENSION, THERE ARE SPACIOUS ROOM WITH SPLIT LEVEL LIVING, IT IS BEAUTIFULLY DECORATED AND READY TO MOVE INTO. THE PROPERTY BOASTS A REMODELLED AND LANDSCAPED ENCLOSED REAR GARDEN, GREAT VIEWS AND DRIVEWAY PARKING.

FREEHOLD / COUNCIL TAX BAND B / ENERGY RATING TBC

PAISLEY
PROPERTIES

ENTRANCE AREA 6'7" x 2'9"




You enter the property via a composite door into the open entrance area giving space to remove coats and shoes. A double glazed window to the front draws in natural light, there is laminate flooring, wall lighting and a designer upright radiator, a feature that continues through the home. An open doorway lead to the living room.

LIVING ROOM 11'10" max into recess x 11'4"




Lovely space and attractively presented, this is a great family space with the kitchen diner being half open. The modern media wall has space for a flat screen TV and soundbar which sits above the contemporary electric fire with shelves and cupboard to the recesses. A double glazed bay window to the front bathes the room with natural light, there is laminate flooring, ceiling lighting and a designer radiator. An internal door leads to the stairs which takes you to the half landing and a large opening leads to the kitchen diner.



KITCHEN DINER 17'6" x 8'4"





Second part of this superb family space, the kitchen consists of a great range of wall and base units with a high gloss finish, complimentary square edged worktops with a solid wood breakfast bar, inset sink with mixer tap and tiled splashbacks. Integral appliances include the electric double oven, five ring gas hob with stainless steel extractor hood over and dishwasher. There is space for a fridge freezer while the dining area allows space for a table and chairs with the double glazed window to the front bringing in plenty of natural light. There is laminate flooring, inset ceiling spotlights and an upright designer radiator. The double opening leads to the living room.



HALF LANDING





A half staircase ascends from the lounge to this half landing. At the bottom of the stairs there is a useful storage cupboard and on the landing there is laminate flooring, a designer upright radiator and staircase leading to the top floor. There are internal doors leading to the main bedroom and utility room with a double opening taking you to the lounge

LOUNGE 11'3" x 9'9"




Exceptional second reception room that could also work as another bedroom. There are bi fold doors linking inside to outside beautifully, bringing in natural light which is added to by the two Velux windows. There is space for freestanding furniture, carpet flooring, a designer upright radiator and inset ceiling spotlights. A double opening leads to the half landing.

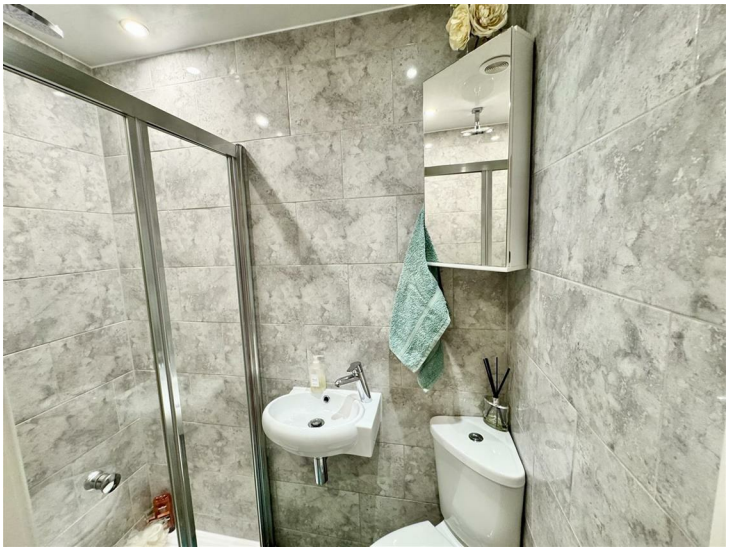
BEDROOM ONE 21'3" max to rear of robes x 8'9"




Wonderful main bedroom, extended and including a dressing area and fitted wardrobes with sliding doors. There is space for freestanding bedroom furniture, carpet flooring, wall mounted radiators and double glazed window to the rear bringing in natural light, again added to by the two Velux windows. There are inset ceiling spotlights and an internal door leads to the half landing..



SHOWER ROOM 5'6" x 2'11"





Situated through the utility room, this convenient shower room is ideal on this floor especially used in conjunction with the main bedroom. There is a three piece suite in white consisting of a tiled shower enclosure with rain shower over, wall mounted wash basin with mixer tap and corner twin flush low level WC. The walls are tiled to full height, there is tiled flooring and ceiling spotlights in the low maintenance ceiling. An internal door leads to the utility room

UTILITY ROOM 5'7" x 3'3"




Another thoughtful use of this space having a range of wall and base units, square edged worktops, plumbing for a washing machine, laminate flooring and power sockets. Internal doors lead to the shower room and half landing.

LANDING




Stairs ascend from the half landing to the upper floor having carpet flooring and internal doors leading to the house bathroom and both bedrooms on this floor.

BEDROOM TWO 11'4" x 6'11"





First of the two double bedrooms on this floor, both located at the front of the property with the double glazed windows giving delightful far reaching views. There is plenty of room for freestanding bedroom furniture, carpet flooring, designer wall mounted radiator and pendant ceiling lighting. An internal door leads to the landing.

BEDROOM THREE 11'4" x 8'5"





Second of the two double bedrooms on this floor, again located at the front of the property with the double glazed window giving delightful far reaching views. There is plenty of room for freestanding bedroom furniture, carpet flooring, designer wall mounted radiator and pendant ceiling lighting. An internal door leads to the landing.

BATHROOM 8′2″ x 5′9″ max into recess





Located at the front of the property and having a stylish white three piece suite consisting of panel bath with mixer tap and shower attachment, vanity wash basin with mixer tap and storage under and twin flush close coupled WC. There is tiling on the walls to full height, tiled flooring, inset spotlights in the low maintenance ceiling and grey wall mounted radiator. There is a useful cupboard that houses the boiler and a double glazed window with obscure glass brings in natural light and an internal door leads to landing

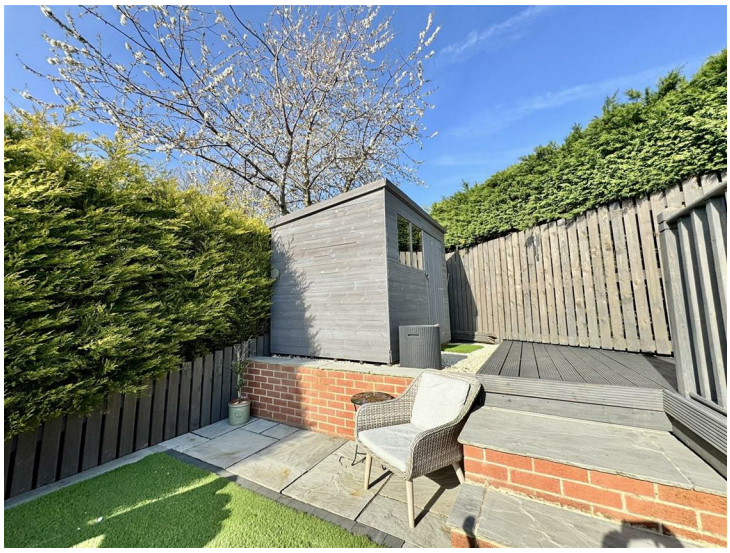
FRONT AND PARKING



A combination of gravel and block paved driveway gives parking for a minimum of two cars. There are steps to the side gate which allows access to the rear garden

GARDEN





Amazing landscaped rear garden which, similar to the house, has split levels areas for different uses with the absolute gem being the top decking that attracts the sun and gives far reaching views.









MATERIAL INFORMATION MAPPLEWELL

TENURE:
Freehold

ADDITIONAL COSTS:
There are no additional costs associated with the property, shared areas or development.

COUNCIL AND COUNCIL TAX BAND:
Barnsley Band B

PROPERTY CONSTRUCTION:
Standard

PARKING:
Driveway

RIGHTS AND RESTRICTIONS:

DISPUTES:
There have not been any neighbour disputes.

BUILDING SAFETY:
There is a single storey extension to the rear
There are no known structural defects to the property.

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:
There are no known planning applications on neighbouring properties or land and the vendor confirmed they have not received any notices
*Please note we do not check the local planning applications so please do so yourself before proceeding.

UTILITIES:
Water supply - Mains water
Sewerage - Mains
Electricity - Mains
Heating Source - Mains Gas
Broadband - Suggested speeds up to 1000 mbps

ENVIRONMENT:
There has not been any flooding, mining or quarrying which has affected the property throughout our vendor's ownership.

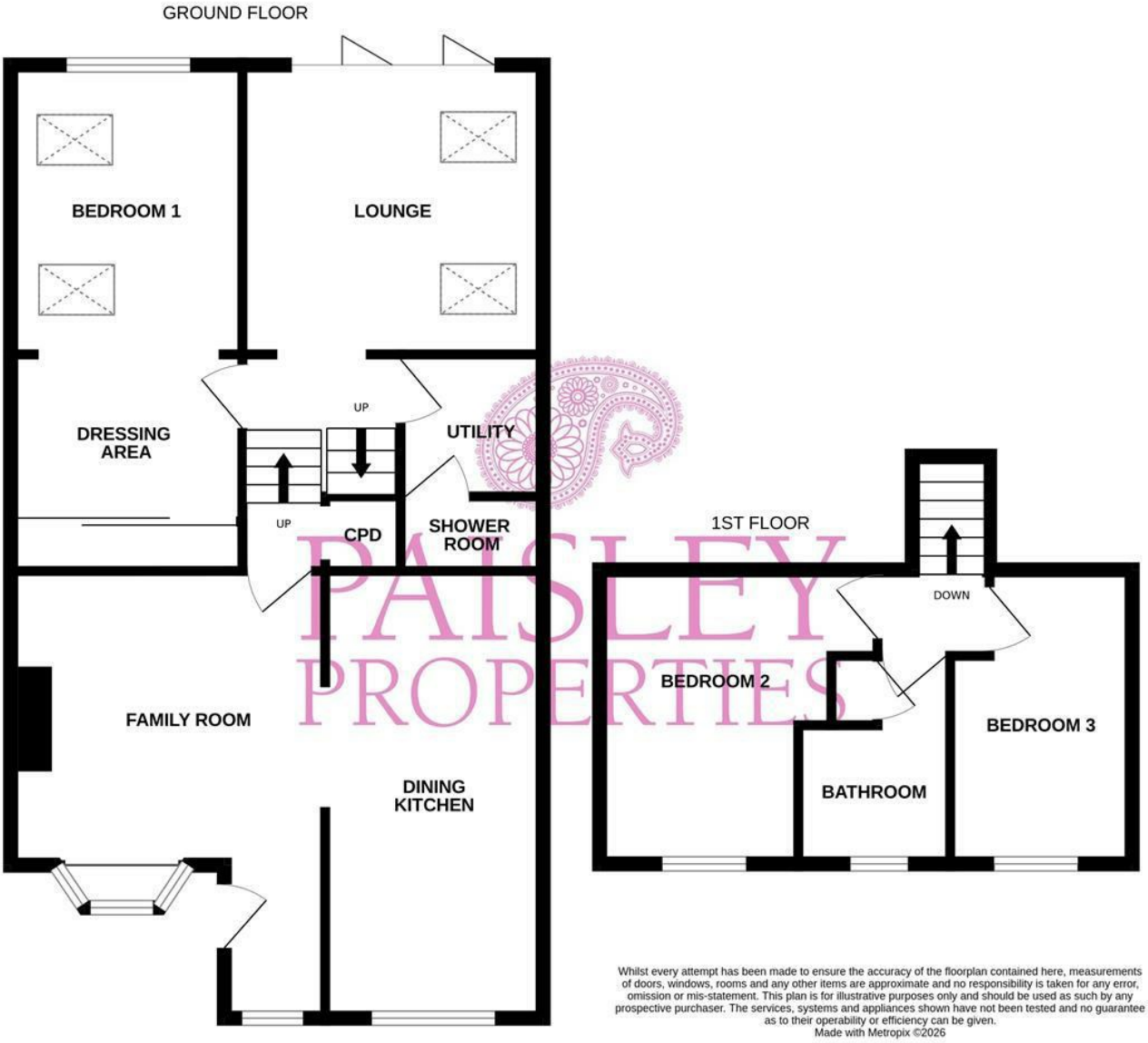
AGENT NOTES MAPPLEWELL

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information provided by the vendor and again the buyer should obtain verification from their solicitor.
All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.
The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.
Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property.
You are advised to check availability and book a viewing appointment prior to travelling to view.

PAISLEY PROPERTIES MAPPLEWELL
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

PAISLEY MORTGAGES MAPPLEWELL
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 to arrange an appointment.

*Your home may be repossessed if you do not keep up repayments on your mortgage. *



PAISLEY PROPERTIES

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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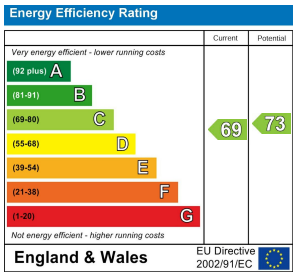

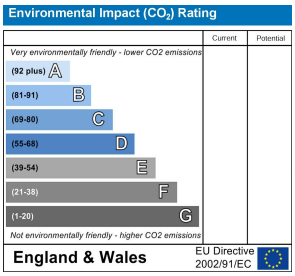

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