



£150,000 Guide Price

Nanny Marr Road, Darfield, Barnsley

Semi-Detached House | 2 Bedrooms | 1 Bathroom

01709 912730



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Step Inside

Key Features

- Two Double Bedroom Family Home
- Beautifully Appointed Throughout
- Spacious Bay Windowed Lounge
- Fabulous Breakfast Kitchen/ Diner
- Large Conservatory
- Modern Family Bathroom
- A landscaped Rear Garden with Secret Garden Beyond
- Driveway & Detached Garage
- Popular Location
- NO ONWARD CHAIN MUST BE VIEWED!

Property Description

GUIDE PRICE £150,000 to £160,000

BEAUTIFULLY PRESENTED ONE OF THE BEST BY FAR...JUST MOVE IN AND RELAX ON NANNY MARR...!

Uflit are delighted to welcome to the market this fabulous two double bedroom semi detached property, beautifully appointed throughout and with no onward chain.

Main Particulars

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Uflit are delighted to welcome to the market this fabulous two double bedroom semi detached property, beautifully appointed throughout and with no onward chain.

The property boasts a spacious modern bay windowed lounge, stylish breakfast kitchen/ diner with a stunning focal feature multi fuel log burner leading to a large conservatory. To the first floor two double bedrooms and a modern family bathroom. This property tastefully blends to its surroundings with a double driveway

providing ample off road parking leading to a detached garage. The privately enclosed rear garden provides a fabulous entertaining area with bespoke patio areas.

Beyond a totally private secret garden with a further patio area creating a more tranquil setting. Located in a popular area of Darfield close to local amenities excellent

transport links and schools. Don't Delay CALL UFLIT TODAY 01709 912730

Council Tax Band: A

Tenure: Freehold

Entrance hall

Entering through a glazed composite door to a welcoming cosy hallway with laminate flooring seamlessly flowing through to the lounge leading to carpeted stairs to the first floor accommodation and a glazed paneled door gives access to the lounge.

Lounge w: 3.6m x l: 3.8m (w: 11' 10" x l: 12' 6")

A spacious beautifully presented living area with a large front facing upvc bay window allowing an abundance of light to flow through, a radiator adds warmth, a continuation of the laminate flooring and a further glazed paneled door to the breakfast kitchen/ diner.

Breakfast Kitchen/ Diner w: 4.6m x l: 3.8m (w: 15' 1" x l: 12' 6")

A beautifully fitted kitchen featuring a range of wall and base units with complimentary granite work surface areas, an under counter stainless steel sink, tiled back panels and an adjoining breakfast bar further compliments. Appliances to include a fabulous range master oven with five burner gas hob and a range master hood, integrated dishwasher and washing machine. A stunning focal point is a stylish multi fuel log burner. A rear facing upvc window allows light along with a glazed upvc door with glazed side panel leading to the conservatory and vinyl flooring flows throughout.

Conservatory w: 3.3m x l: 3.9m (w: 10' 10" x l: 12' 10")

A fabulous addition to the property is the large conservatory creating an additional reception room with tiled flooring, radiator, ceiling fan and rear facing French doors opening onto the patio.

FIRST FLOOR:

Landing

A carpeted landing with doors giving access to two bedrooms, the family bathroom, side facing upvc window and a loft hatch creating additional storage.

Bedroom 1 w: 3.6m x l: 3.2m (w: 11' 10" x l: 10' 6")

A double bedroom with a range of modern sliding wardrobes, laminate flooring, radiator, over stairs storage and a front facing upvc window.

Bedroom 2 w: 3.1m x l: 3.9m (w: 10' 2" x l: 12' 10")

A further double bedroom with laminate flooring, radiator and rear facing upvc window.

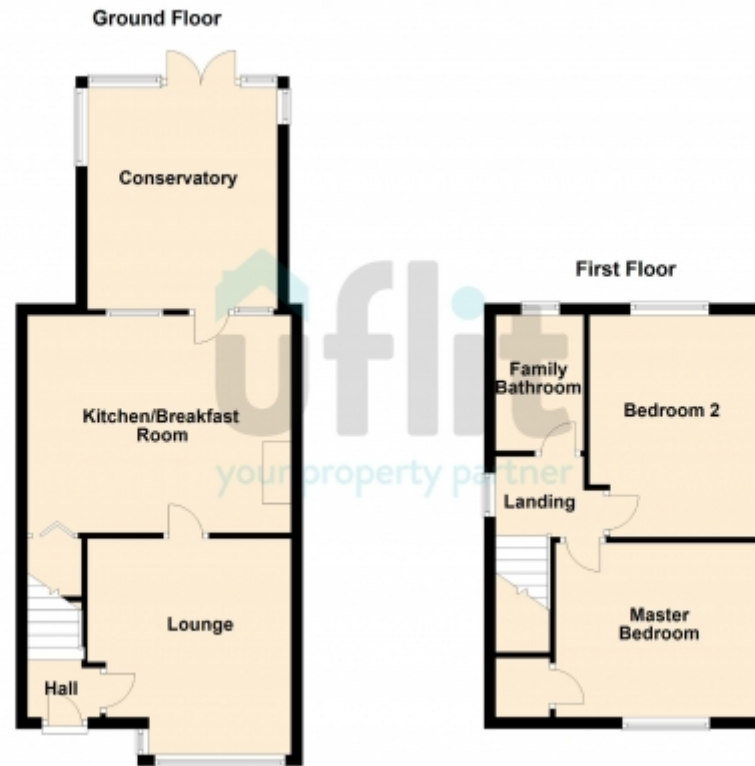
Family Bathroom w: 1.5m x l: 2.4m (w: 4' 11" x l: 7' 10")

A modern bathroom benefitting from a p shaped paneled bath with overhead shower and screen, a large vanity unit housing both wash hand basin and wc. Fully tiled walls with feature border, complementary tiled flooring, decorative paneled ceiling with spot lighting, heated towel rail and a rear facing upvc window.

Outside

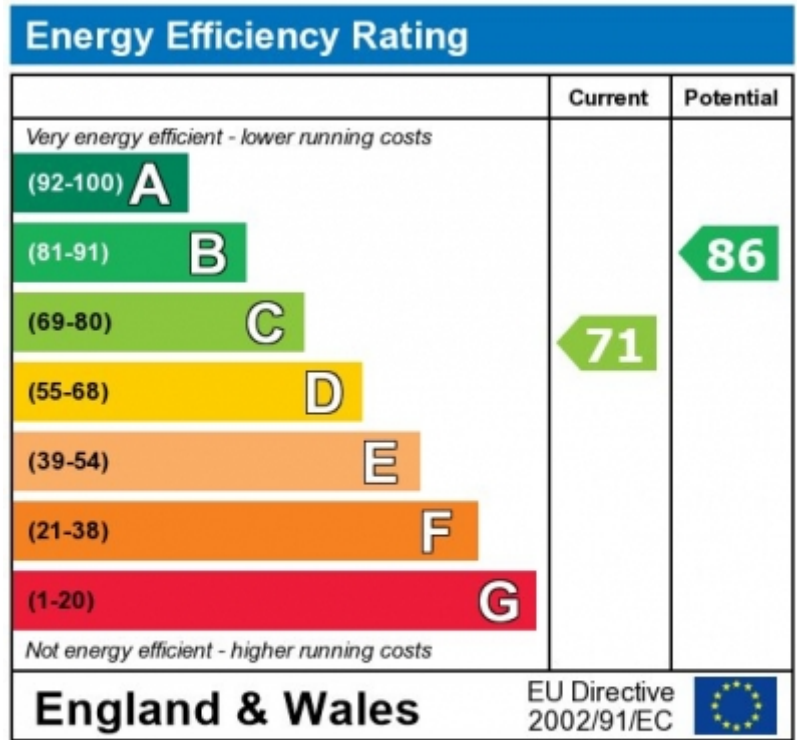
An open aspect frontage with a driveway providing ample off road parking with decorative stone borders. The driveway extends to the rear through bespoke double gates which in turn leads to a detached garage. To the rear an Indian stone patio area leads to stepping stone paving with low maintenance wrap around decorative stone and further gated access to a second private garden. A feature archway with foliage protects the secret garden where delicate stepping stones lead to a cosy Indian stone patio, a large sheltered area and a further log store all privately enclosed creating a perfect family entertaining area or just relax and unwind.





This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. 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 reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2024 11819355 Registered Office: , 29 Brinsworth Lane, Brinsworth, Rotherham, S60 5BS



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy

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