



Meadow Drive, Barnsley, S73

£250,000

Or Nearest Offer

Tenure: Freehold, **Bedrooms:** 5

Stunning and spacious Dormer bungalow with lovely views to the rear, large tiered garden for easy maintenance and generous plot with driveway and garage. The property needs to be viewed to fully appreciate the size of the property and will make an ideal family home. Hallway A front facing entrance

Key features:

- Stunning Dormer bungalow
- Spacious with four double bedrooms and single
- Large rear garden with views
- Must be viewed to fully appreciate
- Quiet cul de sac
- Energy rating C

Extra info:

- **Property Age:** 50 years
- **Council Tax:** Band B (£1600.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Garage



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Hallway

A front facing entrance door opens into the hallway which has two radiators and staircase rising to the first floor.

Living Room 19' 10" x 12' 11" (6.05m x 3.94m)

A great size main reception room with large picture windows taking in the rear garden and elevated open views beyond. Patio doors open onto a balcony, there are double internal doors opening into the dining room, radiator and the focal point is a decorative fireplace with open flame gas fire.

Dining Room 14' 0" x 12' 11" (4.27m x 3.94m)

A good size formal dining room with large rear facing window and radiator.

Breakfast Kitchen 13' 9" x 11' 10" (4.19m x 3.61m)

Fitted with a comprehensive range of modern wall and base units with ample worktop space over. Built into the units are a dishwasher, double oven, electric hob, fridge and extractor hood, there is a side facing window with sink set beneath.

Utility Room

With space and plumbing for a washing machine.

Bedroom 49' 11" x 9' 10" (3.02m x 3m)

With a front facing window and radiator.

Bedroom 511' 11" x 7' 10" (3.63m x 2.39m)

With front facing window and a radiator.

Ground Floor Bathroom

A ground floor bathroom comprising a spa style bath, pedestal wash hand basin, low flush wc and separate shower cubicle with thermostatic shower. There is a side facing window, chrome finish heated towel rail and tiling.

First Floor Landing

Master Bedroom 14' 8" x 10' 10" (4.47m x 3.3m)

With a rear facing dormer window, radiator and range of fitted wardrobes.

En-Suite Bathroom / WC

Fitted with a white suite comprising: a corner spa style bath, wash hand basin set in a vanity unit and a low flush wc. There is velux style roof window, chrome finish towel rail and tiling.

Bedroom 213' 4" x 7' 10" (4.06m x 2.39m)

With a rear facing window and radiator.

Bedroom 319' 4" x 8' 9" (5.89m x 2.67m)

With a front facing dormer window, radiator and built-in storage.

Bathroom

With a white three piece bathroom suite comprising: low flush wc, pedestal wash hand basin and bath with electric shower above. There is a window and chrome heated towel rail.

Lower Ground Floor

Workshop

With light and power and housing the gas central heating boiler.

Garden Room

An ideal room for outdoor entertaining with fitted bar and seating.

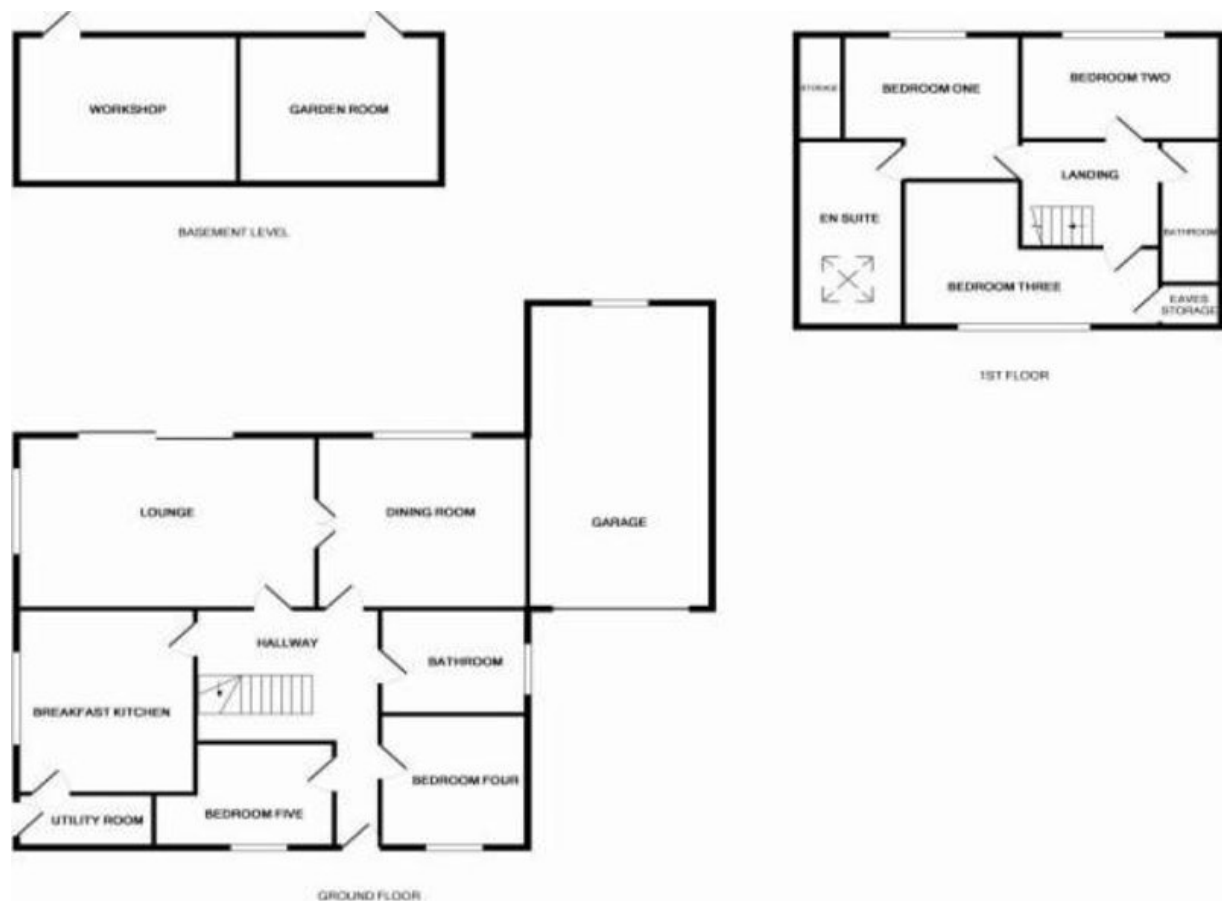
Gardens

This property enjoys extensive gardens to the rear which comprises mature trees and shrubs, terraced levels and lawned areas and timber decked patio.

Parking Garage

To the front of the property is large block paved drive offering ample off-road parking and a single size garage with light and power.

Floor plan:



Energy Performance Certificate:

Energy Performance Certificate

3, Meadow Drive, Darfield, BARNSELY, S73 9HL

Dwelling type: Detached house	Reference number: 2868-4963-7299-1767-8954
Date of assessment: 26 November 2013	Type of assessment: RdSAP, existing dwelling
Date of certificate: 26 November 2013	Total floor area: 162 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,120
Over 3 years you could save	£ 396

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 345 over 3 years	£ 222 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; width: fit-content; margin: 0 auto;"> <p>You could save £ 396 over 3 years</p> </div>
Heating	£ 2,541 over 3 years	£ 2,268 over 3 years	
Hot Water	£ 234 over 3 years	£ 234 over 3 years	
Totals	£ 3,120	£ 2,724	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

<p>Very energy efficient - lower running costs</p> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <tr><td style="background-color: #4caf50; color: white;">(92 plus) A</td></tr> <tr><td style="background-color: #8bc34a; color: white;">(81-91) B</td></tr> <tr><td style="background-color: #ffc107; color: white;">(69-80) C</td></tr> <tr><td style="background-color: #ffc107; color: white;">(55-68) D</td></tr> <tr><td style="background-color: #ffc107; color: white;">(39-54) E</td></tr> <tr><td style="background-color: #ffc107; color: white;">(21-38) F</td></tr> <tr><td style="background-color: #e91e63; color: white;">(1-20) G</td></tr> </table> <p>Not energy efficient - higher running costs</p>	(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="background-color: #e0e0e0;">Current</th> <th style="background-color: #e0e0e0;">Potential</th> </tr> <tr> <td style="text-align: center; font-size: 2em;">72</td> <td style="text-align: center; font-size: 2em;">82</td> </tr> </table>	Current	Potential	72	82	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</p>
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Current	Potential												
72	82												

Top actions you can take to save money and make your home more efficient

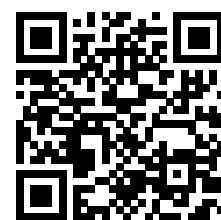
Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor Insulation	£800 - £1,200	£ 291
2 Low energy lighting for all fixed outlets	£30	£ 102
3 Solar photovoltaic panels, 2.5 kWp	£9,000 - £14,000	£ 699

To receive advice on what measures you can take to reduce your energy bills, visit www.simplesenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

Page 1 of 4

MISREPRESENTATION ACT, 1967.

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