



## 1 Ancona Rise

Darfield, Barnsley, S73 9PS

Offers Over £325,000



Set on a corner plot is this well presented three bedroom detached bungalow which without a doubt has to be viewed in order to appreciate the size of accommodation on offer.

Positioned on this highly regarded cul-de-sac creating the ideal location for families, having local amenities in Darfield and within easy reach of Barnsley, Rotherham, Sheffield, Wakefield and Leeds. Ideal for the commuter being within close reach of the motorway network, but also within easy access of local countryside.

CALL TODAY TO BOOK YOUR VIEWING !



## GROUND FLOOR

### Entrance hall

Having tiled flooring and stairs which rise to the first floor landing.

### Lounge

A spacious reception room having as the focal point a multi fuel burner with feature surround, bay style double glazed window, solid wood flooring, radiator and tv aerial point.

### Breakfast Kitchen

This fantastic space is ideal for entertaining, comprising wall and base units, worktop surfaces which incorporates the sink unit with drainer and mixer tap, splash backs, integrated appliances include the oven with hob and extractor fan, full height fridge and full height freezer. Rear facing double glazed window, tiled flooring, French style doors to the rear garden from the dining area, ample space for dining table and a radiator.

### Utility Room

A continuation of the tiled flooring from the kitchen, plumbing for a washing machine, worktop surface and storage, double glazed window and radiator.

### Downstairs Shower Room

A four piece suite comprising free standing bath, separate shower cubicle, vanity wash hand basin and WC. Tiling to the walls and flooring, chrome heated ladder style radiator and double glazed window with obscure glazing.

### Master Bedroom

A double bedroom having a double glazed front facing window, fitted wardrobes, wooden effect flooring and radiator.

### En-Suite Shower Room

Having a three piece suite comprising shower cubicle, WC and vanity wash hand basin. Double glazed window with obscure glazing and radiator.

## FIRST FLOOR

Landing.

### Bedroom Two

A very well proportioned double bedroom having Dorma style window, radiator and wood effect laminate flooring.

### Bedroom Three

A very well proportioned double bedroom having Dorma style window, radiator and wood effect laminate flooring.

### Bathroom

A two piece suite comprising WC and vanity wash hand basin and radiator.

### Outside

Having driveway to the front which in turn runs to the rear of the property providing ample off road parking and in turn leads to the double garage providing ample off road parking for numerous vehicles, with a rear and side facing garden.

### Double Garage

## Area Map

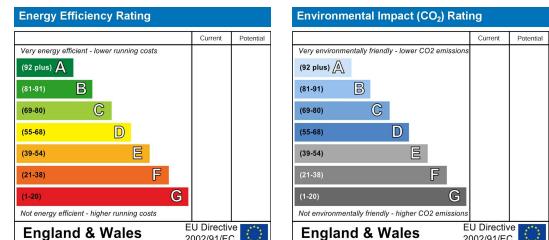


Map data ©2023

## Floor Plans



## Energy Efficiency Graph



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