

# HUNTERS®

HERE TO GET *you* THERE

32 Oaks Wood Drive, Darton, Barnsley, S75 5PT

£425,000

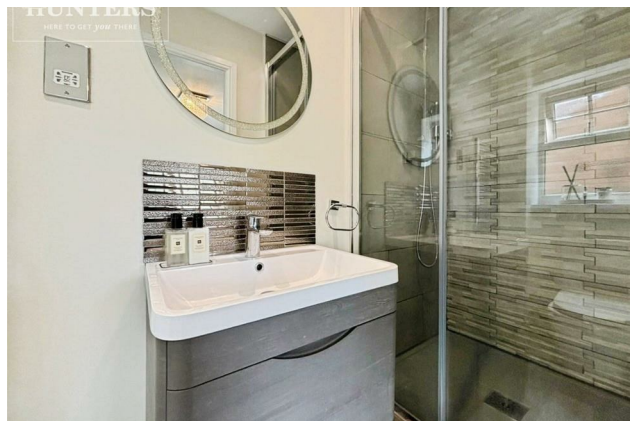
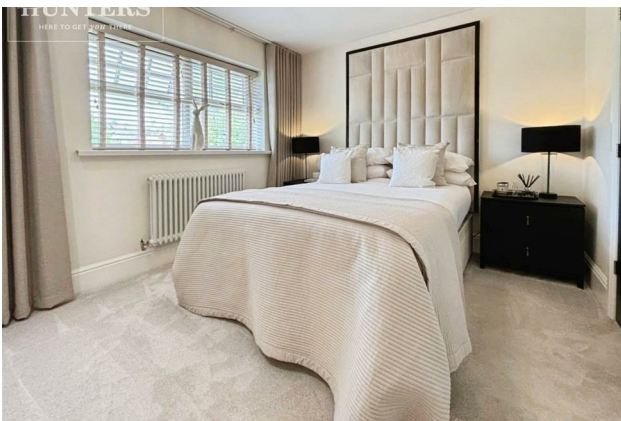
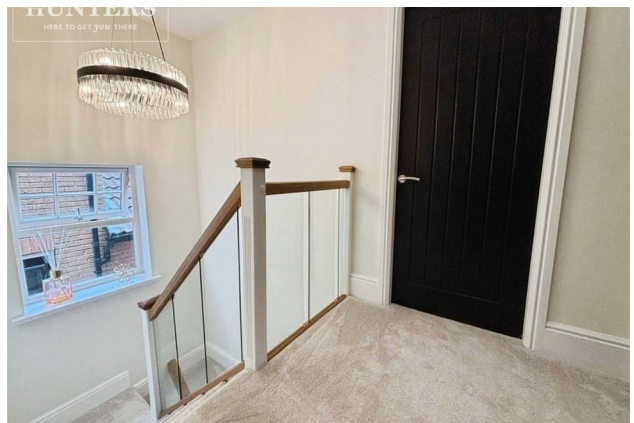
Property Images



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Ground Floor



First Floor

## EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		74	80
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## Map



## Details

Type: House - Detached Beds: 4 Bathrooms: 2 Receptions: 2 Tenure: Freehold

## Summary

Welcome to this exquisite house located on Oaks Wood Drive in the charming area of Darton, Barnsley. This property offers a perfect blend of modern living and comfort, making it an ideal family home.

As you enter, you are greeted by a stunning living room featuring an electric fire and a stylish media wall, creating a warm and inviting atmosphere. The open-plan kitchen and dining area boast underfloor heating, ensuring a cosy environment throughout the year. This well-equipped kitchen is a chef's dream, complete with two ovens, a coffee machine, a microwave, a fridge/freezer, a dishwasher, and a washing machine, all set against elegant quartz worktops. Additionally, a convenient hot water tap adds to the kitchen's functionality. The stylish utility room has been thoughtfully designed with both practicality and modern living in mind, featuring sleek quartz worktops, ample storage and space for laundry appliances. A standout feature is the built-in dog bath, perfect for cleaning muddy paws after countryside walks, making this an ideal addition for pet owners while keeping the rest of the home spotless.

The property comprises four spacious bedrooms, with the master bedroom benefiting from a modern ensuite bathroom. A contemporary family bathroom serves the other bedrooms, providing ample space for family and guests alike.

Outside, you will find a garage and off-road parking, ensuring convenience for you and your visitors. The garden is beautifully designed with artificial grass, making it low-maintenance and perfect for outdoor activities. A delightful summer house and Indian stone tiles enhance the outdoor space, providing a lovely area for relaxation and entertainment.

Situated in a sought-after location, this home is close to the train station, M1 links, and various amenities. The friendly neighbourhood adds to the appeal, making this property a wonderful place to call home. Don't miss the opportunity to make this house your home.

## Features

- Stunning spacious lounge featuring a contemporary electric fire and bespoke media wall
- Stylish modern kitchen fitted with integrated appliances, premium quartz worktops, and underfloor heating
- Practical utility room complete with quartz worktops and a bespoke dog bath
- Contemporary downstairs WC and two modern bathrooms
- Four generously sized bedrooms, ideal for families
- Attractive enclosed rear garden with low-maintenance artificial lawn, patio seating area, and summer house
- Located within a highly sought-after residential area
- Excellent commuter links with easy access to the M1 motorway
- Conveniently positioned close to Darton railway station for rail connections