



## Roman Road, Darton, Barnsley, S75 5DB

- Beautifully presented three bedroom detached bungalow
- Great sized plot with the potential to extend
- Stylish bathroom and downstairs w/c
- Desirable location
- Modern kitchen with separate utility room
- Fantastic views
- Massive rear garden
- Off-street parking and garage

Offers In Excess Of £315,000

# Roman Road, Darton, Barnsley, S75 5DB



Situated in the highly sought-after area of Roman Road, Darton, Barnsley, this exquisite three-bedroom detached bungalow offers a perfect blend of comfort and potential. Set on a generous corner plot, the property boasts ample space for extension, allowing you to tailor it to your needs.

Upon entering, you are greeted by the main hallway leading to the modern kitchen that seamlessly flows into a welcoming dining room, ideal for family meals and entertaining guests. The bungalow features two spacious reception rooms, providing versatile living spaces that can be adapted to suit your lifestyle. For added convenience, there is a stylish bathroom located upstairs, complemented by a practical downstairs w/c.



One of the standout features of this property is the expansive rear garden, which not only offers a tranquil outdoor retreat but also presents breathtaking views that enhance the overall appeal of the home. The garden is perfect for gardening enthusiasts or for those who simply wish to enjoy the outdoors.

Additionally, the property includes a driveway and a garage with utility, ensuring ample parking and storage solutions. This delightful bungalow is not just a house; it is a place where you can create lasting memories in a community that is both welcoming and vibrant.

With its modern amenities, spacious layout, and potential for further development, this bungalow is an exceptional opportunity for families and individuals alike. Do not miss the chance to make this charming property your new home.



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Hallway

Office/ Bed 3  
8'0" x 6'2"

W/C

Lounge  
19'3" x 11'9"

Kitchen & Dining Room  
17'2" x 11'7"

Sitting room  
10'5" x 8'6"

Landing

Bedroom 1  
9'4" x 9'2"

Bedroom 2  
12'2" x 11'9"

Family bathroom  
7'6" x 6'4"

Garage

## Ground Floor



## First Floor



## Viewings

Please contact [barnsley@hunters.com](mailto:barnsley@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

## Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.