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Roebuck Ridge

Jump, Barnsley, S74 0LJ

Guide Price £320,000 - £330,000

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- THREE BEDROOM DETACHED BUNGALOW
- OFF ROAD PARKING WITH DRIVE AND DETAHCED GARAGE
- SOUGHT AFTER ESTATE
- GENEROUS DIMENSIONS
- EPC RATING C
- ADDED GARDEN ROOM AND WARP AROUND PORCH
- STUNNING PRIVATE REAR GARDEN
- MODERN FIXTURE AND FITTINGS
- GCH / DG
- COUNCIL TAX BAND C

Tel: 01709 894440

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Nestled in the charming area of Roebuck Ridge, Jump, Barnsley, this delightful three-bedroom detached bungalow offers a perfect blend of comfort and modern living. With its generous dimensions, the property boasts a spacious layout that is ideal for families or those seeking a peaceful retreat.

Upon entering, you will be greeted by a welcoming atmosphere enhanced by modern fixtures and fittings throughout. The added garden room provides a versatile space that can be used for relaxation or as a home office, while the wrap-around porch invites you to enjoy the tranquil surroundings.

The stunning private rear garden is a true highlight, offering a serene outdoor space perfect for entertaining or simply unwinding after a long day. With off-road parking available, including a drive and garage, convenience is at your fingertips.

Situated close to all local amenities, this property is in a popular location that combines the best of suburban living with easy access to essential services. Whether you are looking to settle down or invest, this bungalow presents an excellent opportunity to enjoy a comfortable lifestyle in a sought-after area. Don’t miss the chance to make this lovely home your own.

Entrance Porch
Via a dark composite door this opens to the entrance porch, ideal for coats and shoes, while also having the added bonus of a built in storage cupboard, decorative door then opens into the lounge/diner.

Lounge/Diner
21'00" x 16'09" including bay window (6.40m x 5.11m including bay window)
This bright and airy living space is the real hub of the home, having UPVC bay window to the front elevation as well as window to the side filling this room with natural light, ample space for both seating area and dining area making this a great space to entertain family and friends. Neutrally decorated with wall mounted radiators, Karndean flooring, aerial point and further decorative door opening to the hallway.

Hallway
The roomy hallway has all doors leading to all three bedrooms, kitchen area and bathroom, Having neutral décor with Karndean flooring. Access to the partially boarded loft is via pull down ladder providing space for storage.

Kitchen
10'10" x 9'06" (3.30m x 2.90m)
This sleek kitchen has an array of wall and base units fitted in grey high gloss providing storage space, contrasting wood effect work surface over, with sink, drainer and matching mixer tap, integrated washing machine, integrated electric oven and microwave and well as five ring gas hob and extractor fan over. Stunning décor with Karndean flooring, wall mounted radiator, uPVC window to the side and uPVC external door.

Master Bedroom
10'02" x 12'01" (3.10m x 3.68m)
Generously sized and well presented master bedroom. Benefiting from built in wardrobes and draws providing that extra storage we all crave, decorated in neutral tones, with Karndean flooring, wall mounted radiator, uPVC window looking into the garden room and door leading to the en-suite.

En-suite
5'05" x 5'10" (1.65m x 1.78m)
The serene en-suite is the perfect spot to freshen up, fully tiled for easy clean and comprising of low flush WC, wash hand basin, walk in shower and white high gloss storage unit, heated towel rail and uPVC frosted window to the side elevation finishes this space.

Bedroom Two
10'05" x 12'00" narrowing to 8'01" (3.18m x 3.66m narrowing to 2.46m)
Further good sized double bedroom, with Strachan built in wardrobes providing further storage but also hiding a secret, the wardrobes also home a pull down bed so this gives more storage or several uses to this space if needed, neutral décor, wall mounted radiator, Karndean flooring and uPVC French doors opening to the garden room.

Garden Room
18'04" x 10'08" (5.59m x 3.25m)
Adding further wow factor to this property is the stunningly named garden room. This is a room of many uses such as further sitting room, dining room or even a play room, with uPVC bi-fold doors opening to a breath-taking wrap around deck over looking the garden really brining the out doors in. UPVC window to the side elevation as well as one facing in to bedroom two filling the room with natural light, having neutral décor, Karndean flooring, aerial point and wall mounted radiator to finish.

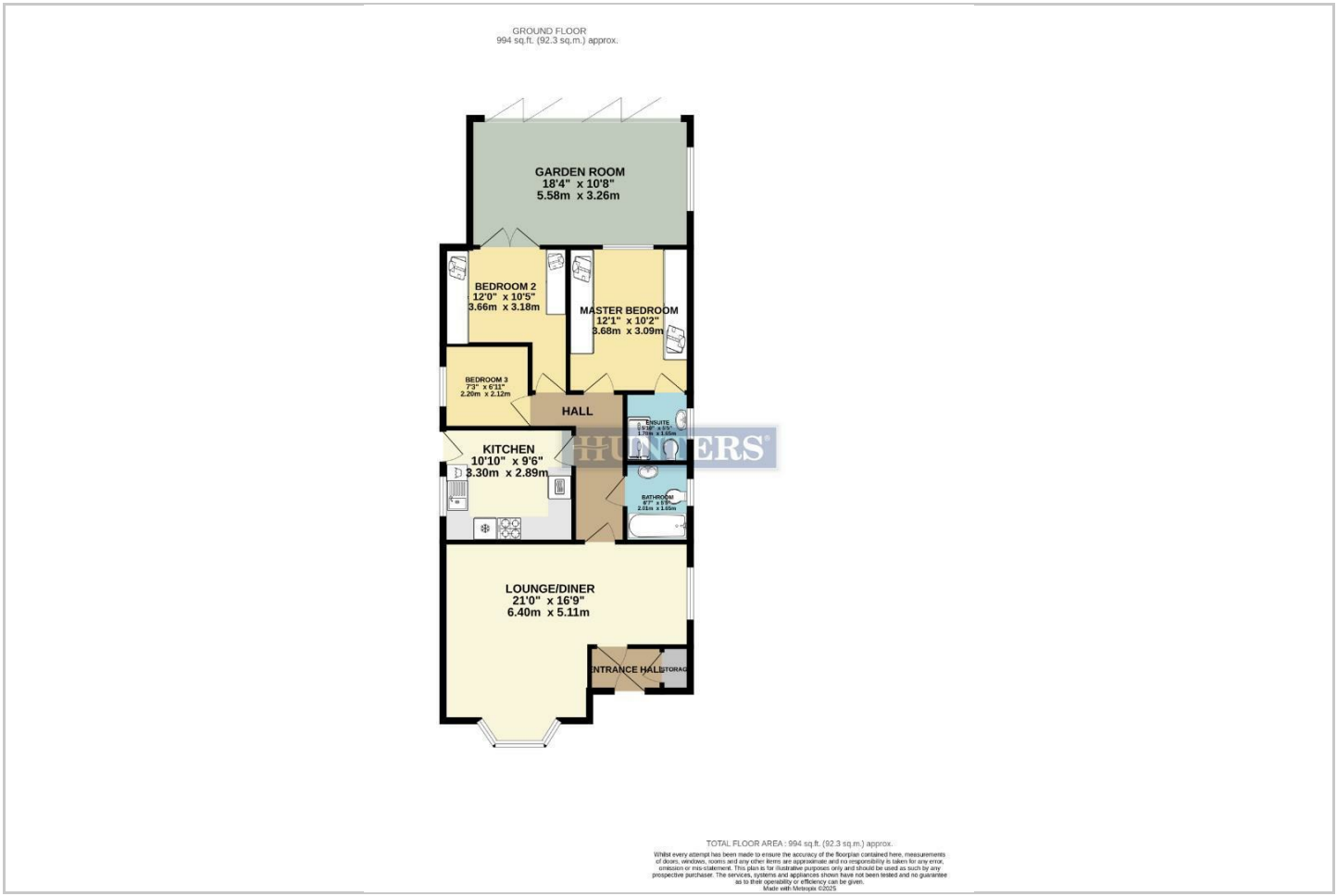
Bedroom Three
7'03" x 6'11" (2.21m x 2.11m)
Roomy single bedroom or great home office, this room comprises of neutral décor, Karndean flooring, wall mounted radiator and uPVC window to the side elevation.

Bathroom
5'05" x 5'10" (1.65m x 1.78m)
The contemporary family bathroom is matching the en-suite in finish and is a perfect spot to relax and unwind after a long day, fully tiled for easy clean, comprising of flow flush WC, wash hand basin and jet powered bath, having heated towel rail and uPVC frosted window to the side finishes this room.

Exterior
The front of the property oozes kerb appeal, sounded by decorative iron fencing adding to the beauty, with well maintained paved drive leading to the detached garage allowing for secure off road parking, pathway then gives way to front entrance.
The piece de-resistance of this property is the stunning, private and beautifully maintained garden, starting from the wrap around composite deck with resin laid area, which is great spot for seating during the warmer months and entertaining guests, steps then lead down to the lawn area with artificial grass with established plants, flowers and shrubs to the boarders adding a splash of colour to this space, a further corner seating area sits to the bottom of the garden a great spot for a morning coffee, access to the garage can be gained from the garden via a side uPVC door with window.

Garage
Providing further secure off road parking if needed the garage can be entered via an electric roller shutter door, having power points and lighting in place the garage can also be used for further storage or even a workshop if needed.

Floorplan


GROUND FLOOR
994 sq.ft. (92.3 sq.m.) approx.
GARDEN ROOM
18'4" x 10'8"
5.58m x 3.26m
BEDROOM 2
12'0" x 10'5"
3.66m x 3.18m
MASTER BEDROOM
12'1" x 10'2"
3.68m x 3.09m
BEDROOM 3
7'3" x 6'11"
2.20m x 2.12m
HALL
ENSUITE
KITCHEN
10'10" x 9'6"
3.30m x 2.89m
BATHROOM
LOUNGE/DINER
21'0" x 16'9"
6.40m x 5.11m
ENTRANCE HALL
STORAGE
TOTAL FLOOR AREA : 994 sq.ft. (92.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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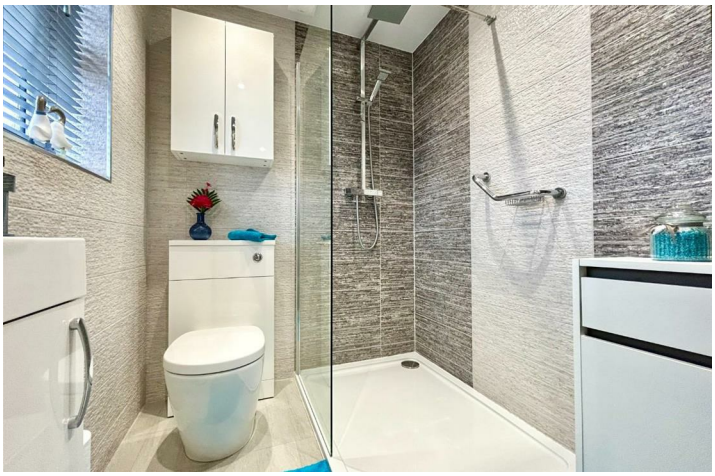










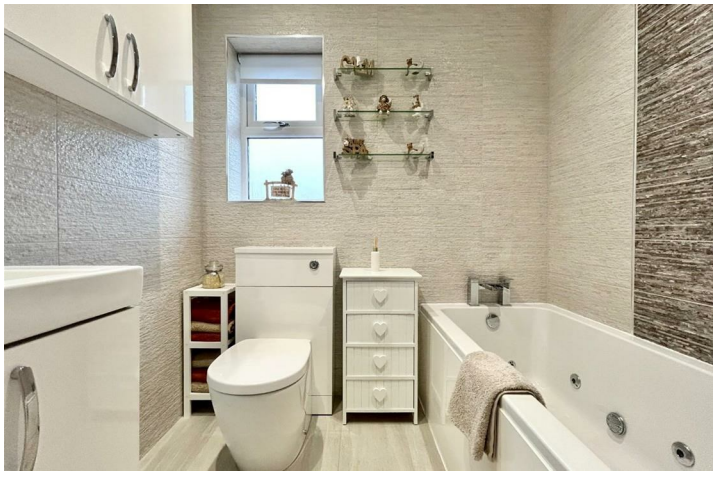






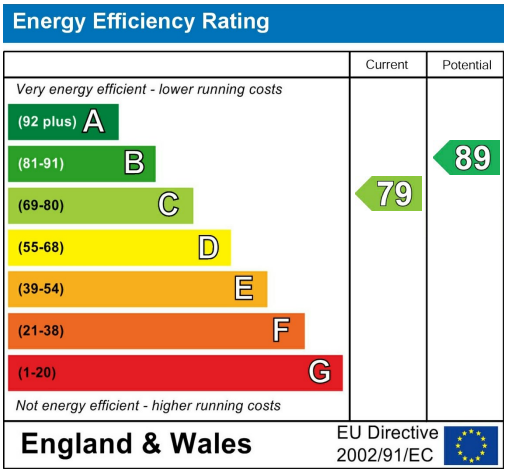


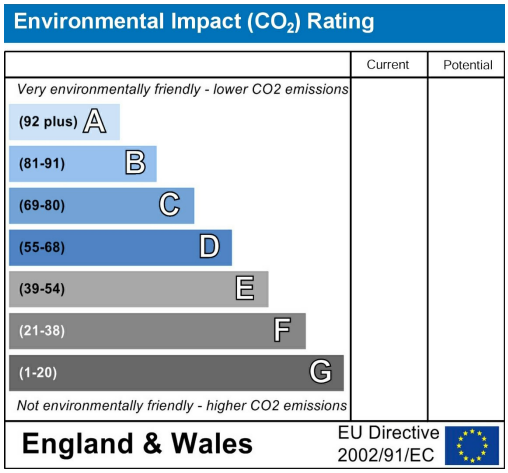

BARNSLEY FC





Energy Efficiency Graph





Viewing

Please contact our Hunters Dearne Valley - Rotherham North Office on 01709 894440 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map



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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.

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