



Cherry Close

Royston, Barnsley, S71 4LZ

Guide Price £290,000 - £300,000



- THREE BEDROOM DETACHED DORMA BUNGALOW
- SECURE OFF ROAD PARKING
- TWO RECEPTION ROOMS
- GOOD COMMUTE LOCATION
- EPC RATING: TBC

- SOUGHT AFTER AREA
- CCTV AND ALARM IN PLACE
- EXQUISITE DECOR
- PLENTY OF STORAGE
- COUNCIL TAX BAND: C

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Nestled in the desirable Cherry Close, Royston, Barnsley, this charming three-bedroom detached bungalow presents an excellent opportunity for those seeking a comfortable and convenient home. With no upward chain, this property is ready for you to move in and make it your own.

Upon entering, you will find two spacious reception rooms that offer ample space for relaxation and entertaining. The generous dimensions throughout the bungalow create a welcoming atmosphere, perfect for family living. The modern fixtures and fittings enhance the overall appeal, ensuring a contemporary yet homely feel.

The property boasts three well-proportioned bedrooms, providing plenty of room for family or guests. The bathroom is conveniently located, catering to the needs of the household.

Outside, the bungalow features off-road parking for two vehicles, along with a garage, ensuring that parking is never a concern. The enclosed, well-landscaped rear garden is a delightful space, ideal for enjoying the outdoors, whether it be for gardening, entertaining, or simply unwinding in a tranquil setting.

Situated close to all local amenities, this bungalow offers the perfect blend of peaceful living and accessibility. With its attractive features and prime location, this property is a must-see for anyone looking to settle in Royston. Don't miss the chance to view this lovely home.

Tel: 01709 894440

ENTRANCE HALL

Stepping through a black composite front entrance door, leads you into this captivating property. Greeted by a fresh and welcoming space providing the perfect location to take off those muddy wellies. Having laminate flooring with tall wall mounted radiator with door leading to Lounge and stairs rising to first floor.

LOUNGE

11'7" x 16'3" (3.53m x 4.95m)

Adding further wow factor to this family home. This charming lounge area is basking in natural light through a large double glazed half bay window to the front. Having plenty of room for furniture and with stunning built in electric fire with remote creating a great focal point. Comprising of tall wall mounted radiator, aerial point in place and carpet flooring. Handy understairs storage cupboard located in the corner and further door leading to inner hall.

HALL

Comprising of neutral décor, tall wall mounted radiator with door leading to Bedroom one, Dining Room, Lounge and downstairs Bathroom.

DINING ROOM

10'9" x 9'7" (3.28m x 2.92m)

Beautifully designed dining area with uPVC French doors leading out into the rear garden. Matching laminate flooring as kitchen area and hall. Comprising of tall wall mounted radiator with plenty of space for a dining table and chairs, with door leading to the Kitchen area creating the perfect space for entertaining family and friends.

KITCHEN

9'5" x 8'1" (2.87m x 2.46m)

The sleek kitchen is fitted with an array of wall and base units providing storage, contrasting work surface over with sink, drainer and matching mixer tap, integrated electric oven and four ring gas hob with extractor fan over, integrated dishwasher, under counter space and plumbing for washing machine, laminate flooring, tall wall mounted radiator, space for tall fridge freezer and uPVC window to the rear. Further external door leading directly onto the beautiful rear garden.

BATHROOM

5'2" x 6'00" (1.57m x 1.83m)

An elegant family bathroom, fully tiled in neutral tones with three piece suite. Comprising panelled bath with shower over and glass screen, pedestal sink and low flush WC. Having heated towel rail and frosted uPVC window to finish.

BEDROOM ONE

8'7" x 11'00" (2.62m x 3.35m)

Generously sized master bedroom, having built in wardrobes and over bed storage providing that extra storage we all crave. Beautifully decorated with carpet flooring, large uPVC half bay window to the front elevation and wall mounted radiator.

LANDING

Carpeted landing comprising of neutral décor, wall mounted radiator with stylish oak doors to bedroom two and three and WC. Access to Eaves providing storage space.

BEDROOM TWO

9'5" x 11'03" (2.87m x 3.43m)

A generously sized bedroom, boasting neutral décor, built in wardrobe, carpet flooring, wall mounted radiator and uPVC window.

BEDROOM THREE

9'5" x 8'1" (2.87m x 2.46m)

A further good sized bedroom having plenty of space to be used as you wish. Comprising of carpet flooring, built in wardrobe, wall mounted radiator and uPVC overlooking the rear garden.

WC

5'4" x 4'6" (1.63m x 1.37m)

Handy room for busy family, comprising of low flush WC, pedestal sink, vinyl flooring and access to Eaves storage.

GARAGE

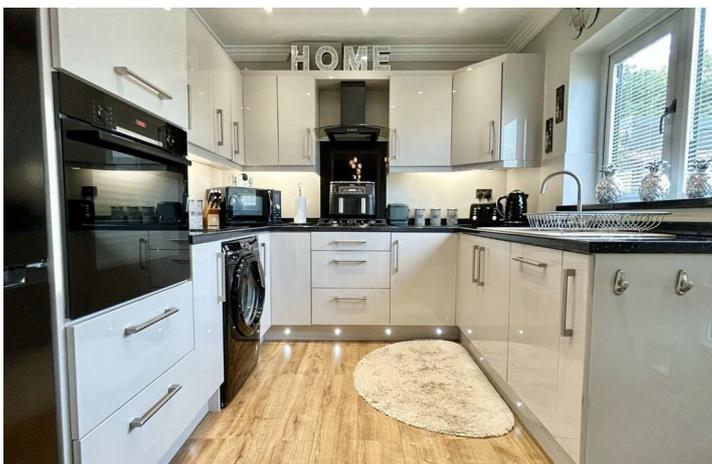
Offering that extra secure storage we all crave or further secure off road parking. Electric roller shutter door with power and lighting.

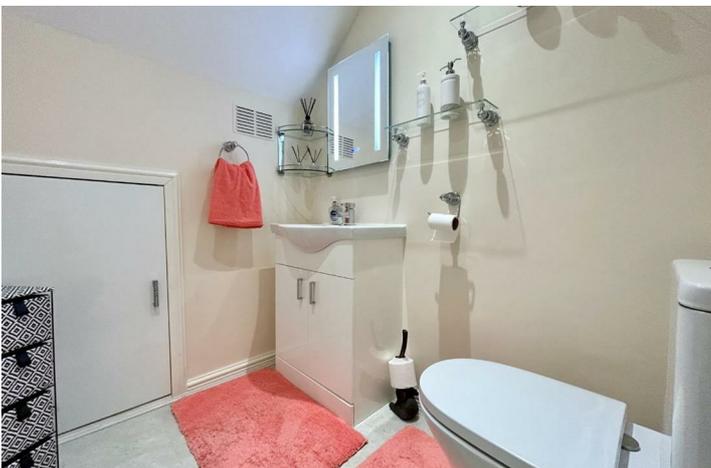
EXTERIOR

The front of the property oozes kerb appeal, sounded by stunning uPVC composite privacy gates adding to the beauty, with well maintained tarmac drive leading to the detached garage allowing for secure off road parking. Beautiful lawned area with plants and shrubs.

The piece de-resistance of this property is the stunning, private and beautifully maintained garden, starting from the raised decked patio area, which is great spot for seating during the warmer months and entertaining guests, steps then lead down to the slabbed pathway leading to the easy to maintain lawn area. Having sockets to rear and side and cold water tap in place.

Floorplan







Energy Efficiency Graph

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

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC 	

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





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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