

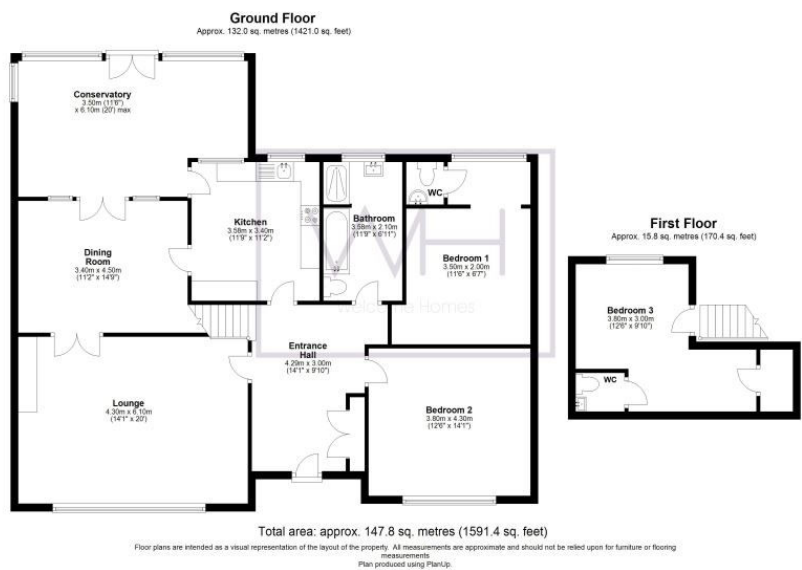


Shelmara Barnsley Road, DN5 8RB

**£395,000 Offers In Region Of
Tenure Freehold**

- Large Plot
- Conservatory
- Magnificent, Private Enclosed Garden
- Rare Opportunity
- Garage
- Large Driveway for Several Cars
- Two En Suites
- Plenty of off street parking

Enjoying a substantial plot in a prime location this large three bedroom detached bungalow has plenty to offer buyers and is beautifully presented throughout. The property is set back from the main road boasting a very long driveway large enough for several vehicles. Upon entry you are greeted by a generous and welcoming entrance hall with the stairs to the first floor ahead of you. To the left there is a sizeable lounge with a stretching window overlooking the manicured front lawns. There are two double bedrooms on the ground floor with the master having an en-suite WC. The family bathroom benefits from both a bath and a shower with a contemporary white suite and lovely vanity sink unit. The kitchen takes centre stage in the middle of the property and is fitted with solid wood wall and base units. From there you can access the separate dining room which opens out into the lounge through double doors if required, and the conservatory to the rear of the property. Upstairs there is a further double bedroom, again, with the addition of an en-suite. Externally is where the wow factor continues. Enjoying a substantial corner plot, the rear garden is expansive and well designed with a large block paved patio, lawns and established plants. There is also a large out building which lends itself perfectly to conversion to a summer house. This is a rare opportunity for such a perfect plot that is well placed for easy access to a whole host of local amenities as well as being only a minutes drive to the A1 Motorway. Call the Welcome Homes Sales Team to book a viewing



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92- A		
(81-91) B		
(69-80) C		75
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	