



Rectory Close

Wombwell, S73 8EY

Guide Price £190,000 - £200,000



- THREE BEDROOM SEMI DETACHED
- ENCLOSED LANDSCAPED REAR GARDEN
- GENEROUS DIMENSIONS
- GCH / DG
- COUNCIL TAX BAND B

- OFF ROAD PARKING
- MODERN FIXTURE AND FITTINGS
- CLOSE TO ALL LOCAL AMENITIES
- EPC RATING B

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*** GUIDE PRICE £190,000 TO £200,000 ***

CALL NOW TO AVOID MISSING OUT ON THIS GEM!! TAKE A LOOK AROUND THIS MODERN AND BEAUTIFUL THREE BEDROOM SEMI DETACHED FAMILY HOME, LOCATED ON LEAFY ESTATE WITHIN THE POPULAR VILLAGE OF WOMBWELL. Boasting off road parking, stunning rear garden, modern fixture and fittings with generous dimensions throughout. Close to all local amenities with Wombwell high street a short distance away offering super markets, local business and public houses, surrounded by reputable schools, good links via road or rail to Barnsley, Rotherham, Sheffield and Doncaster while also being with easy reach of the A1 and M1 making this a great spot for any buyer. Property briefly comprises of kitchen/diner, WC, living room, three bedrooms master having en-suite and family bathroom. VIEWINGS ARE A MUST!

Entrance Hallway

Via a decorative composite front door this leads in to the roomy entrance hall, with neutral décor, staircase rising to first floor, wall mounted radiator and doors leading to the WC, kitchen/diner and living room.

WC

6'11" x 3'02" (2.11m" x 0.97m")

Handy addition to any household, this room comprises of low flush WC, pedestal wash hand basin, neutral décor and designer heated towel rail.

Kitchen/Diner

14'1" x 8'6" (4.29m" x 2.59m")

Step inside the spacious and modern kitchen/diner, having an array of wall and base units fitted in cream providing storage space, contrasting wood effect work surface over, stainless steel sink, drainer and matching mixer tap, integrated electric oven with gas hob and extractor fan over, with added bonus of integrated white goods such as fridge/freezer, washer/dryer and dish washer, splash back tiles to walls, uPVC window to the front, ample room for a dining table, beautifully presented with aerial point and wall mounted radiator, making this a great space to entertain family and friends.

Living Room

15'9" x 12'2" (4.80m" x 3.71m")

The real hub of the home is the light and airy living room, with uPVC French doors to the rear not only flooding the room with natural light but really bringing the outdoors in, neutral décor, aerial point, wall mounted radiator and further door leading to handy storage cupboard.

Landing

Landing having uPVC window to the side elevation and access to loft hatch, the loft space is boarded, has light and steps to gain access, all doors then lead to bedrooms, family bathroom and airing cupboard.

Master Bedroom

12'5" x 10'6" (3.78m" x 3.20m")

The generously sized master bedroom has fitted wardrobes providing that extra storage we all crave, two uPVC windows to the front filling the room with natural light, decorated in neutral tones with aerial point, wall mounted radiator and door to the en-suite.

En-suite

6'11" x 4'11" (2.11m" x 1.50m")

Great space to unwind and refresh, comprising of low flush WC, pedestal wash hand basin and shower unit with electric shower, uPVC frosted window to the front and heated towel rail.

Bedroom Two

10'3" x 9'2" (3.12m" x 2.79m")

Another spacious double, neutral décor, aerial point, wall mounted radiator and uPVC window to the rear.

Bedroom Three / Dressing Room

9'5" x 6'4" (2.87m" x 1.93m")

Final bedroom but certainly not the least, currently used as a dressing room but could be a spacious single or even office space, having neutral décor, wall mounted radiator and uPVC window to the rear.

Bathroom

6'6" x 5'7" (1.98m" x 1.70m")

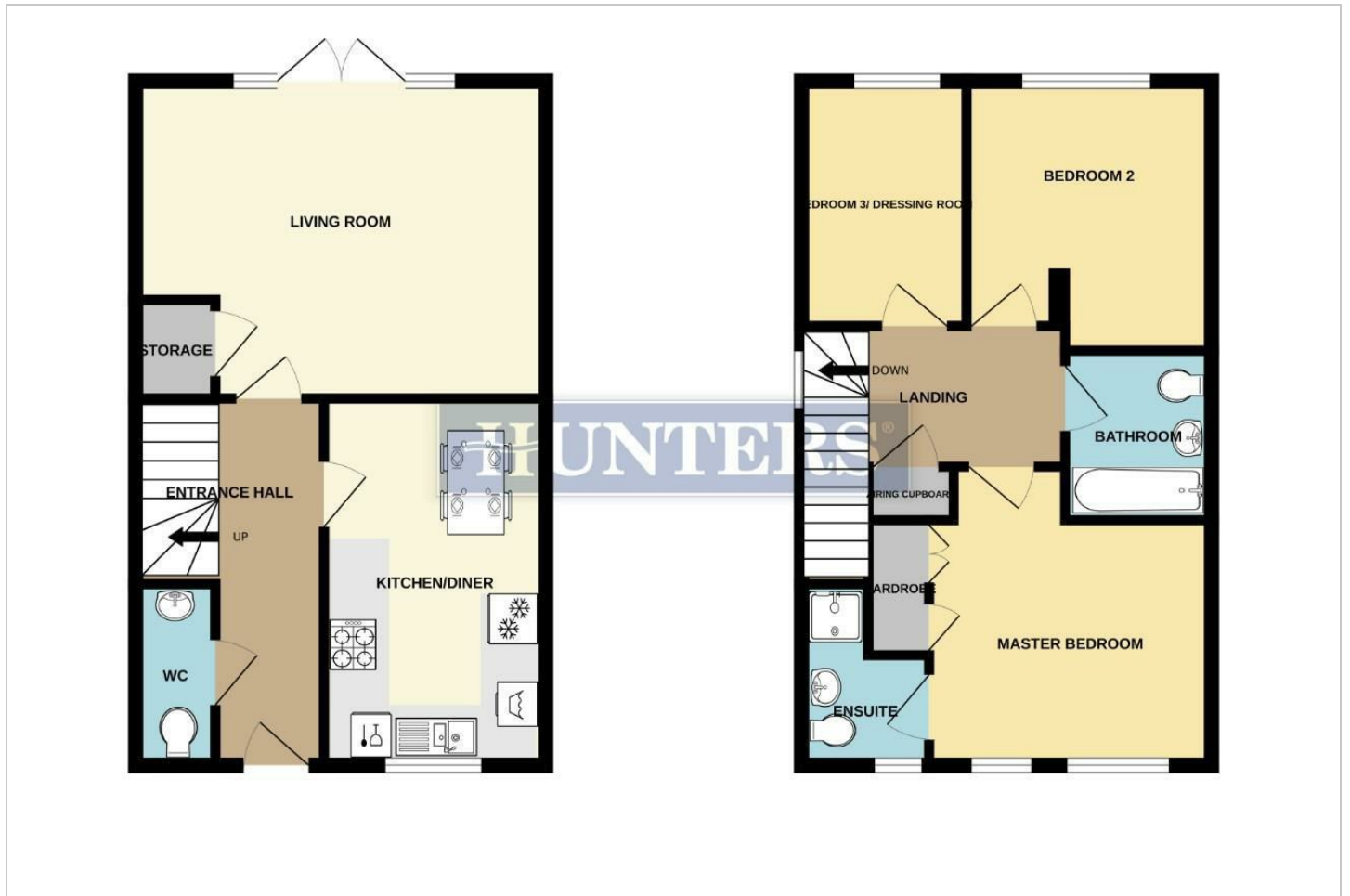
Perfect spot to relax and unwind, the contemporary family bathroom comprises of low flush WC, pedestal wash hand basin and bath with hand held shower head, decorative splash back tiles, spot lights, extractor fan and heated towel rail to finish.

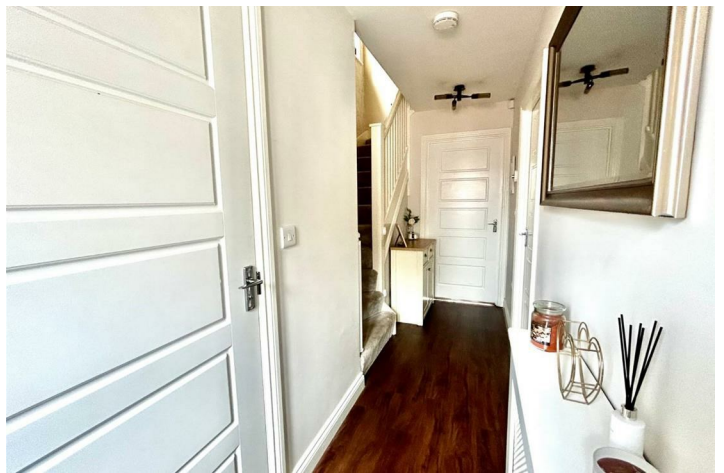
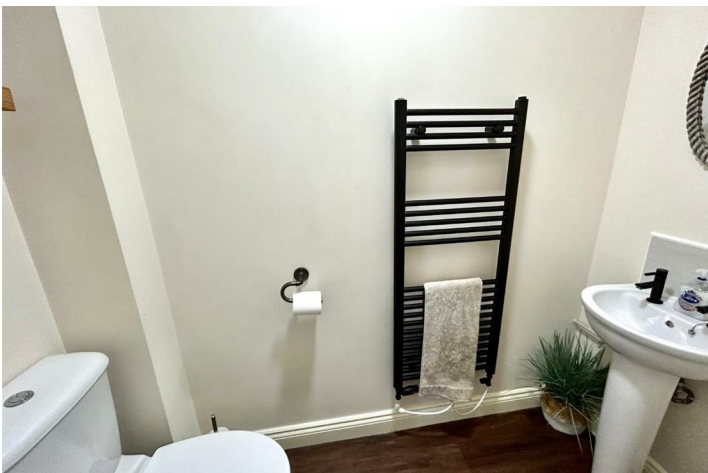
Exterior

The front of the property oozes kerb appeal, situated on a quite estate the front of the property provides off road parking for two cars with access to front entrance and side passage leading to the rear if needed.

The added wow factor to this already impressive family home is the enclosed rear garden, based on two levels the first is an Indian stone patio area ideal for seating in the warmer months, steps then lead to the artificial lawn all the family can enjoy while also been low maintenance, a wooden built shed provides even more storage.

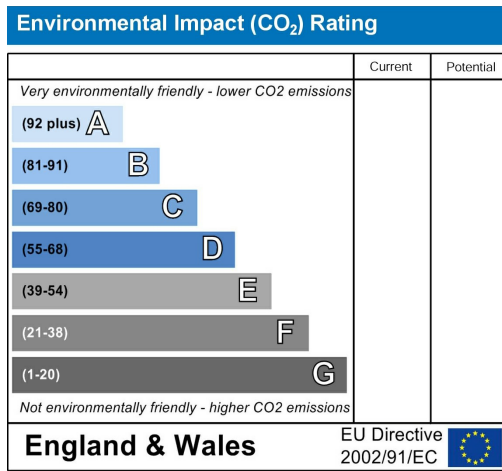
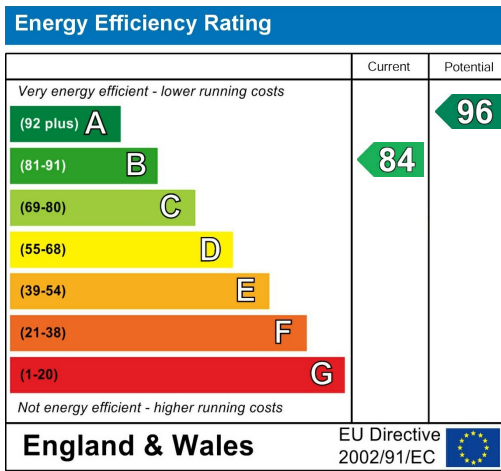
Floorplan







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





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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