



Saffron Court

Wombwell, Barnsley, S73 0AP

Guide Price £210,000 - £220,000

 4  2  1  TBC

- FOUR BEDROOM TERRACED PROPERTY
- GARAGE AND DRIVEWAY
- BEAUTIFUL ENCLOSED REAR GARDEN
- GOOD COMMUTE LOCATION
- EPC RATING: TBC

- FREEHOLD
- THREE STOREY
- DOWNSTAIRS WC
- CLOSE TO ALL LOCAL AMENITIES
- COUNCIL TAX BAND: C

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Welcome to this exquisite four-bedroom terraced house located in the highly sought-after estate of Saffron Court, Wombwell, Barnsley. This freehold property offers a perfect blend of modern living and comfort, making it an ideal family home.

Spanning three storeys, this residence boasts a well-thought-out layout that includes a convenient downstairs toilet, while the upper levels feature well-appointed bathrooms. The stunning décor throughout the home creates a warm and inviting atmosphere, ensuring that you will feel right at home from the moment you step inside.

One of the standout features of this property is the beautiful enclosed garden, which is perfect for outdoor entertaining or simply enjoying a quiet moment in nature. With two patio areas, you can bask in the sun or host gatherings with family and friends in a private setting.

Additionally, the property comes with a detached garage and two driveways, providing ample parking space and extra storage options. The location is also advantageous for commuters, offering good transport links to nearby areas.

This charming home is not just a place to live; it is a lifestyle choice that combines comfort, style, and convenience. Don't miss the opportunity to make this delightful property your own.

ENTRANCE HALL

Via a composite door leads you into this splendid property. Greeted by the roomy entrance hall, ideal for coats and shoes. Neutrally decorated with laminate to floor and carpeted stairs rising to first floor. Doors leading to the kitchen/diner, WC and lounge.

LOUNGE

14'2" x 13'8" (4.32m x 4.17m)

An elegant living space, boasting neutral décor with generous amount of space for furniture. Drenched in natural light through a large uPVC bay window having uPVC French doors leading out into the beautiful rear garden, making this the perfect room for entertaining friends and family. Comprising of laminate flooring with underfloor heating, wall mounted radiator, aerial point and telephone point in place.

KITCHEN DINING ROOM

14'1" x 12'4" (4.29m x 3.76m)

The modern and well designed kitchen/diner is a great space to enjoy time with the family, having a light grey gloss kitchen with an array of wall and base units fitted providing storage, contrasting work surface over. Comprising of sink, drainer and mixer tap, built in induction hob with integrated double electric oven and microwave, integrated dishwasher and space for fridge freezer. UPVC bay window to the front with laminate flooring and wall mounted radiator.

DOWNSTAIRS WC

2'9" x 4'5" (0.84m x 1.35m)

A handy addition to any busy household, beautifully presented, comprising of low flush WC, vinyl flooring and frosted uPVC window to the side.

FISRT FLOOR LANDING

Spacious landing with doors leading to bedroom two, three, four and family bathroom. Having airing cupboard to the side and staircase to the second level.

BEDROOM TWO

14'2" x 8'2" (4.32m x 2.49m)

A large double bedroom benefiting from uPVC window overlooking the front elevation. Having modern décor with carpet flooring, built in wardrobes and wall mounted radiator.

BEDROOM THREE

5'8" x 11'1" (1.73m x 3.38m)

A further good sized bedroom comprising of carpet flooring, wall mounted radiator and rear facing uPVC window. Plenty of space for bedroom furniture.

BEDROOM FOUR

7'7" x 8'3" (2.31m x 2.51m)

A spacious single room having neutral décor, uPVC window to the rear, carpet flooring and wall mounted radiator.

BATHROOM

5'8" x 6'1" (1.73m x 1.85m)

The serene family bathroom is the ideal spot to unwind, decorated in serene tones with three piece suite, comprising of low flush WC, pedestal wash hand basin and panelled bath with overhead shower. Vinyl flooring with heated towel rail and frosted uPVC window.

BEDROOM ONE

14'2" x 14'9" including wardrobes (4.32m x 4.50m including wardrobes)

One of the many wow factors of this home is the master bedroom located on the top floor, with vast amounts of space and can easily hold a queen sized bed as well as other furniture if needed, a dormer window to the front aspect and with two built in wardrobes providing that extra storage space we all crave. Carpet flooring with wall mounted radiator.

SHOWER ROOM

14'2" x 6'5" (4.32m x 1.96m)

An elegant family shower room that will really blow you away, decorated in serene tones for relaxation, fitted with three piece suite. Comprising of shower cubicle with glass door, low flush WC and wall mounted vanity unit with built in ceramic wash sink. Extra bonuses of wall mounted heated towel rails and uPVC window filling the room of natural light, fitted storage and tiled flooring with underfloor heating finishes this space.

GARAGE

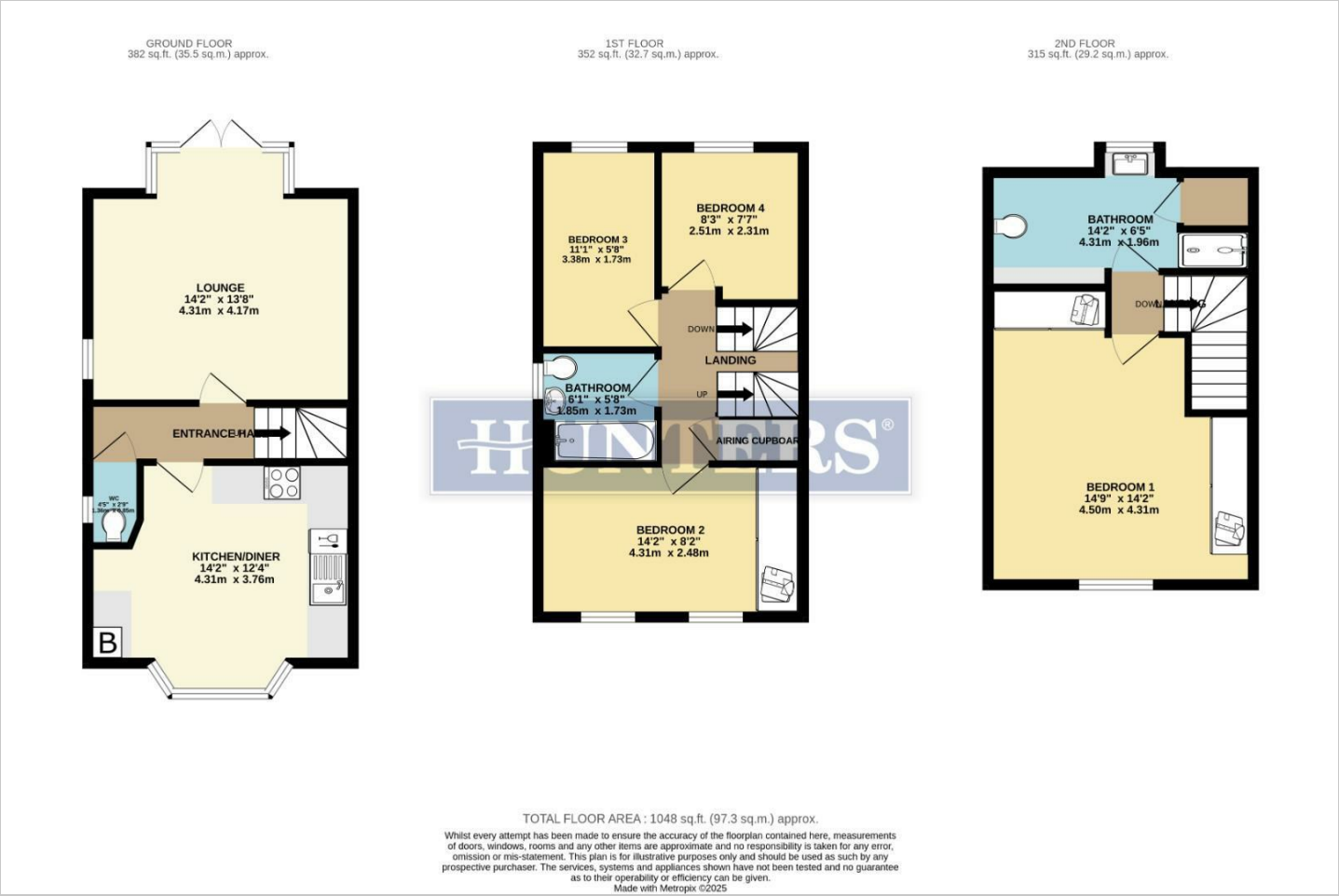
With electric roller door, offering that extra secure storage we all crave or further off road parking with power and lighting.

EXTERIOR

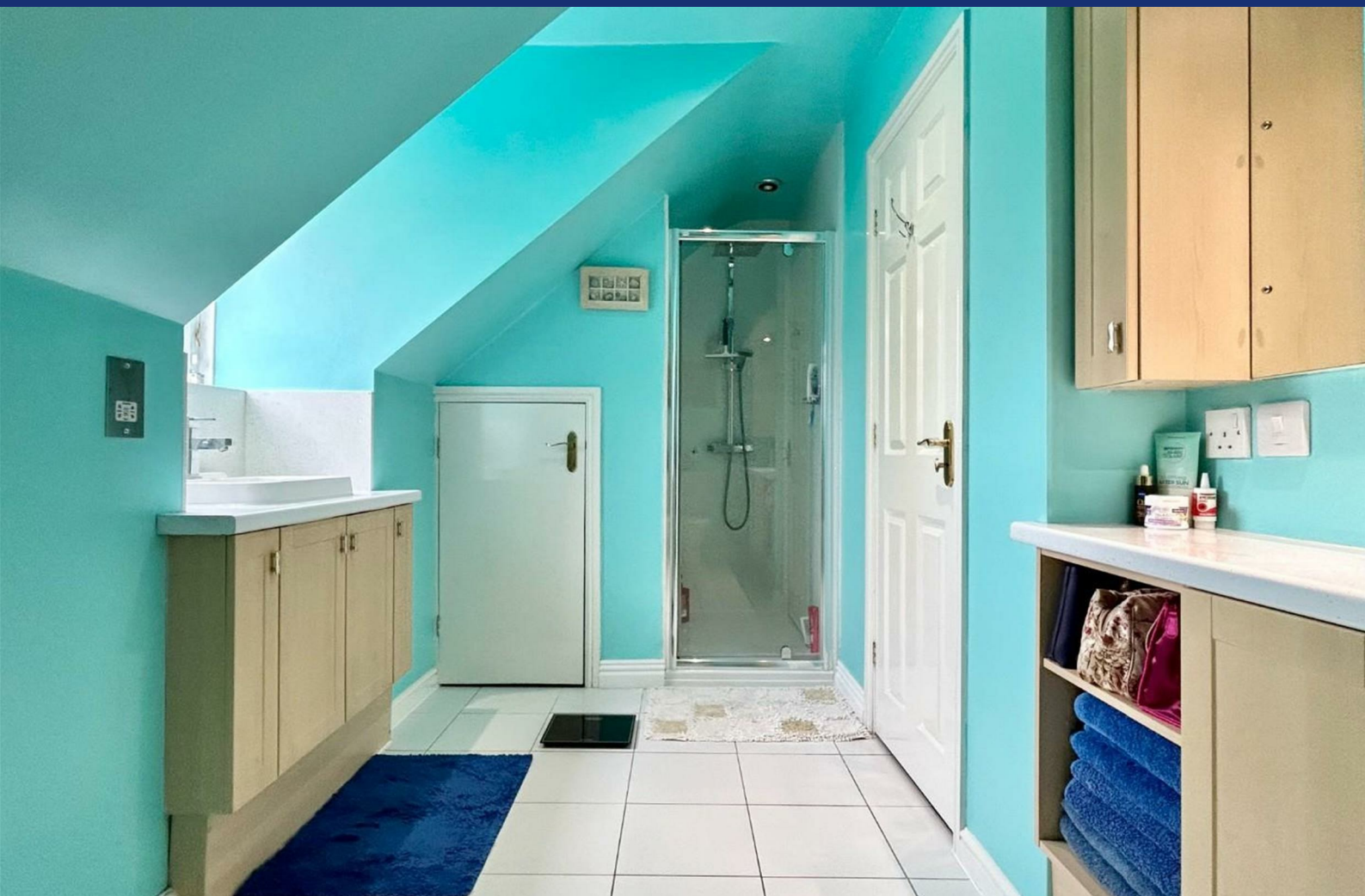
To the rear of the property is a beautiful fully enclosed, well maintained garden. Benefiting from artificial grass, with sizeable blocked paved patios to both the ends, perfect for entertaining in the summer months. Surrounding by beautiful wooden fencing providing privacy.

The front of the property oozes kerb appeal, located within a cul-de-sac this decorative property has a well maintained drive leading up to the detached garage with pathway giving access to entrance door. Extra bonus of extra driveway to the front creating extra off road parking.

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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