



## 91 Lundhill Drive

Wombwell, Barnsley, S73 0WG

**Guide price £265,000**



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Welcome to this stunning property located on Lundhill Drive in the charming town of Wombwell, Barnsley. This modern and stylish detached house is less than five years old, offering a fresh and contemporary living space for you and your family.

As you step inside, you are greeted by two spacious reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. The property boasts three well-appointed bedrooms, providing ample space for a growing family or for those in need of a home office.

With two bathrooms, mornings will be a breeze in this household, ensuring no more queues for the shower. The garage adds convenience and extra storage space, a valuable addition to any home.

Situated on a great plot, this property offers plenty of outdoor space for children to play, for gardening enthusiasts to indulge in their passion, or for hosting summer barbecues with friends and family.

Overall, this property on Lundhill Drive is a fantastic opportunity to own a contemporary home in a desirable location. Don't miss out on the chance to make this house your own and enjoy the benefits of modern living in a beautiful setting.

### Entrance Hallway

External door into the hallway. Stairs to the first floor landing. Doors into the kitchen diner and lounge.

### Kitchen Diner

Modern wall and base units with integral fridge freezer, dishwasher, double oven, hob with extractor fan, sink with drainer. Breakfast bar with space for stools. Front and side facing windows. Door into the utility room.

### Utility Room

Wall and base units with space for washing machine. Door into the WC.

### WC

WC and sink.

### Lounge

Front facing window and patio doors leading onto the garden.

### Bedroom One

Front and Side facing window. Space for a double bed and fitted wardrobes with a seating area. Door into the ensuite.

### Ensuite

WC, pedestal sink and shower cubicle. Front facing window.

### Bedroom Two

Front and side facing window. Space for a double bed and wardrobe.

### Bedroom Three

Side facing window. Space for a double bed and wardrobe.

### Bathroom

Front facing window. WC, pedestal sink and bath. Front facing window.

### Garage

Up and over door. Power and lighting.

### Exterior

There is a driveway leading to the garage. The rear garden consists of a lawn and patio perfect for a seating area. There is also a lawn to the side of the property. The house is fully alarmed. Water and electricity supply to the garden.



## Road Map



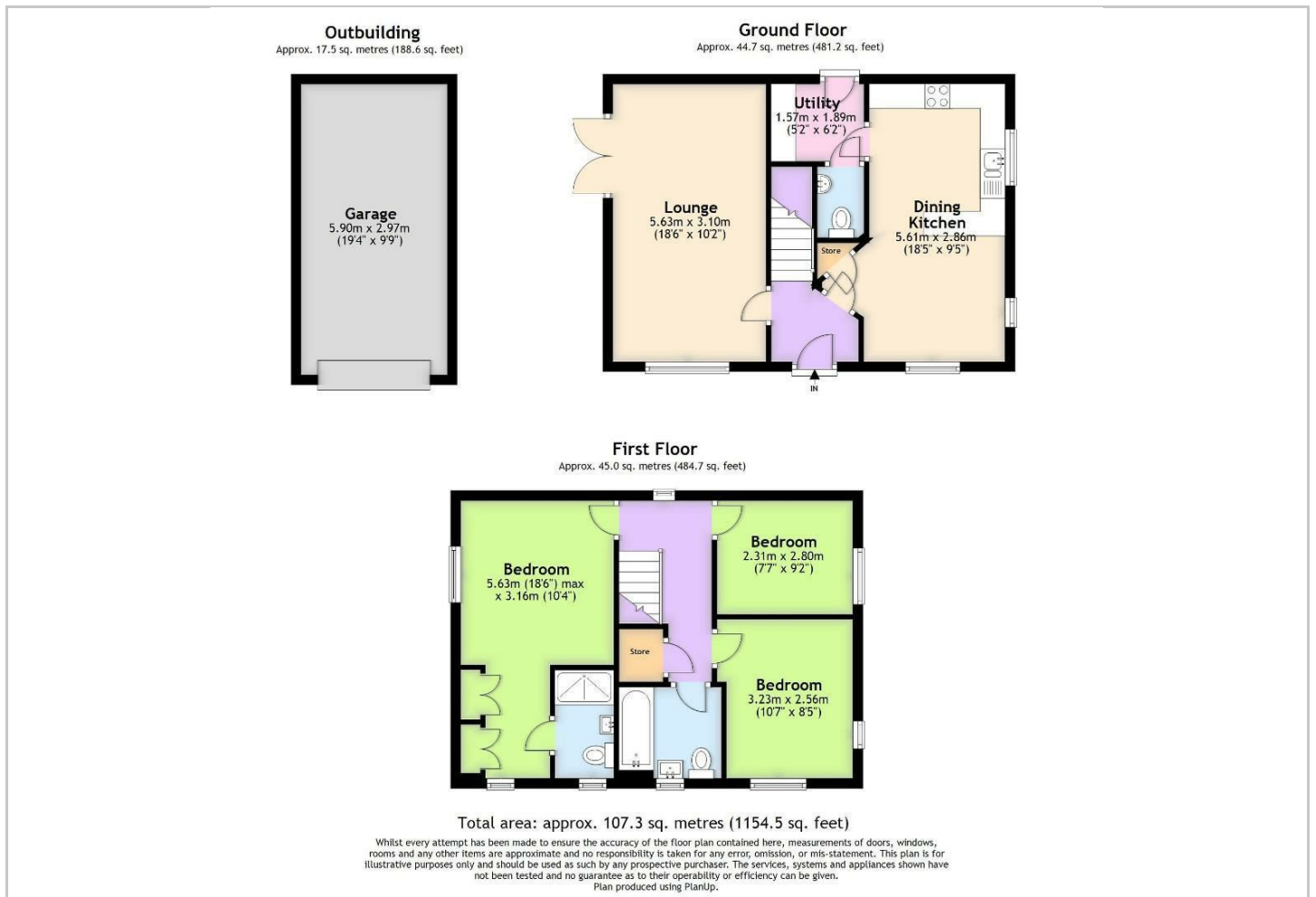
## Hybrid Map



## Terrain Map



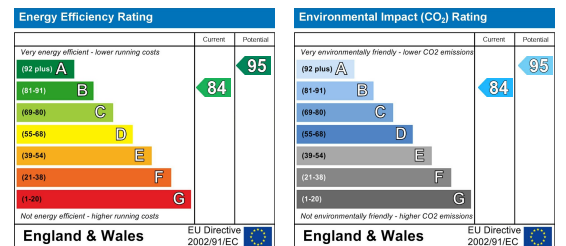
## Floor Plan



## Viewing

Please contact our JPM Estate Agents Office on 01226610606 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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