



35 Rectory Close

Wombwell, Barnsley, S73 8EY

Offers In The Region Of £290,000



FOUR BEDROOM DETACHED FAMILY HOME!

The property has a good position at the head of this well regarded cul-de-sac and offers parking for a number of cars and front and rear gardens

The property is close to lots of amenities in the centre of Wombwell and is well placed for those who commute, with the train station and excellent road links nearby.

CALL TODAY TO BOOK YOUR VIEWING.



GROUND FLOOR

Entrance Hall

A double glazed composite door gives access to the hallway, staircase rise to the first floor landing.

Lounge

A spacious front facing lounge which has a bay window, a radiator and very handy under-stairs storage space.

Kitchen/Dining/Family Room

A fabulous space with rear facing roof windows, double glazed windows and French style doors, ensuring a good amount of light enters this large open space perfect for families and entertaining. Having a modern fitted kitchen in a stylish gloss finish with worktop surface over which incorporates the sink unit, integrated appliances include a double oven, hob and extractor. Ample space for a dining table/setting area however the focal point of this room is the fabulous multi fuel burner.

Utility Room

A handy utility space with fitted storage, plumbing for a washing machine and having a cupboard which neatly houses the boiler. A door from here gives access to the side access path and rear garden.

Cloakroom/WC

Again a very handy feature in a family home, having a toilet, wash basin, radiator and a double glazed window.

FIRST FLOOR LANDING

The landing has an access panel to the loft space and a useful built in airing cupboard.

Master Bedroom

A spacious front facing master bedroom with a double glazed window and a radiator.

En-Suite

A nice touch is this good size en-suite which features a double size shower cubicle, wash hand basin, WC and benefit from tiling to the walls and flooring.

Bedroom Two

A good size second bedroom with a double glazed window and a radiator.

Bedroom Three

Another excellent size bedroom, having a double glazed window, and a radiator.

Bedroom Four

Another great bedroom, with two double glazed windows and a radiator.

Family Bathroom

The bathroom has a stylish white suite which is fully tiled, a radiator, extractor and a rear facing double glazed window.

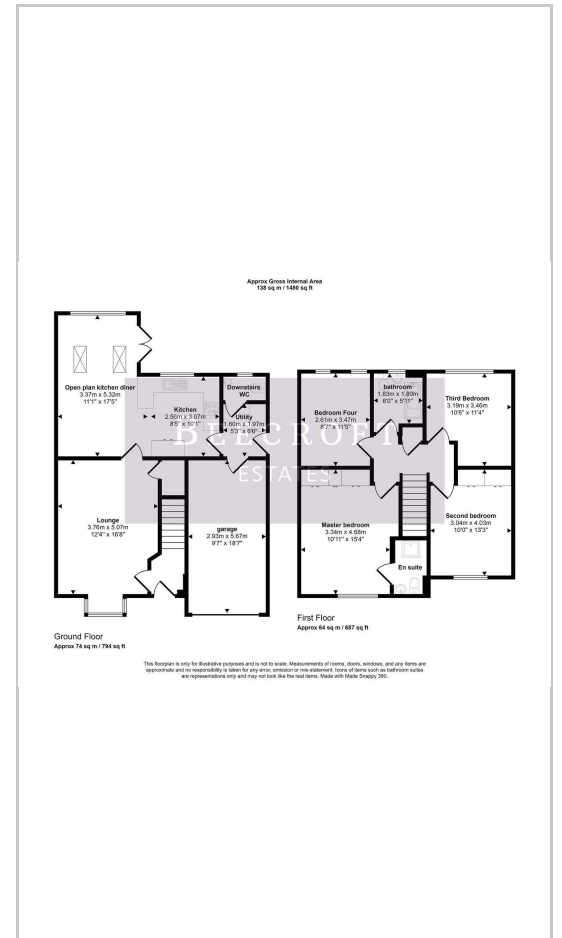
OUTSIDE

The property sits on a generous plot with off road parking to the front for a number of cars with a driveway leading to the garage. There is an open plan lawned garden area and a path to the side of the house leads into the enclosed rear garden which has a paved patio area and a lawned garden.

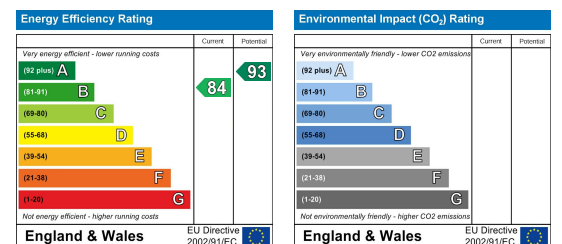
Area Map



Floor Plans



Energy Efficiency Graph



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