



## 31 Aldham House Lane

Wombwell, Barnsley, S73 8RF

£375,000



You will be hard pressed to find a dormer bungalow as strong as this one, we urge anyone looking for a spacious dormer bungalow to book a viewing immediately ! Close to local amenities, good transport network links to Barnsley town centre, close to the Dearne valley bypass, connecting to Sheffield, Rotherham & Doncaster, with the M1 motorway a short drive away.

The property offers access to the Trans Pennine Trail, for countryside walks. This property is a credit to the current owners and everyone that views will certainly agree.

CALL BEECROFT ESTATES TODAY TO BOOK YOUR VIEWING !



## GROUND FLOOR

### Entrance Hall

Oak effect laminate flooring, radiator and complimentary coving.

### Lounge

Large double glazed bay window to the front and double glazed window to the side which allows an abundance of natural light, oak effect laminate flooring, the focal point of the room is a stunning multi fuel log burner with natural brick fire place, oak beam mantle and marble effect hearth, under stairs storage, complimentary coving and stairs leading to the first floor.

### Sitting Room

Having Oak effect laminate flooring and double doors leading to the Sun room.

### Dining Kitchen

This stunning kitchen with walnut and grey high gloss wall and base kitchen units with granite worktop surfaces, one and a half bowl sink with mixer tap over, integrated double oven, integrated electric hob with extraction unit above, integrated wine cooler, integrated dishwasher, integrated refuge system, vertical black charcoal radiator, spotlights and granite breakfast bar. To the dining area there is a radiator, two wall lights, complimentary coving and double doors leading to the sun room.

### Sun Room

UPVC windows and French doors leading to the garden, oak effect laminate flooring, orangery roof with self clean glass and spotlights.

### Bedroom Three

Large UPVC bay window to the front, extensive range of fitted wardrobes, oak effect laminate flooring, large radiator and complimentary coving to the ceiling.

### Bathroom

Sparkling PVC boarding to the walls, marble effect boarding to the ceiling with Halogen spotlights, large walk in shower cubicle with dual valve shower, wall hung WC, wall hung hand basin, quality chrome fittings, waterproof flooring, skeleton radiator and modern mirrored wall cupboard.

## FIRST FLOOR

### Bedroom One

Two UPVC windows to the rear, French doors with Juliette balcony, oak effect laminate flooring, large radiator, extensive fitted wardrobes and TV point.

### Bedroom Two

Two Velux windows to the front, oak effect laminate flooring, TV point, spotlights and small storage section to the eaves area.

### Bathroom

Obscured UPVC window to the side, mermaid panelling to the walls, free standing bath tub with wall mounted tap system, WC, vanity hand basin sitting on a lovely pine cabinet, mirror with lighting feature and attractive radiator.

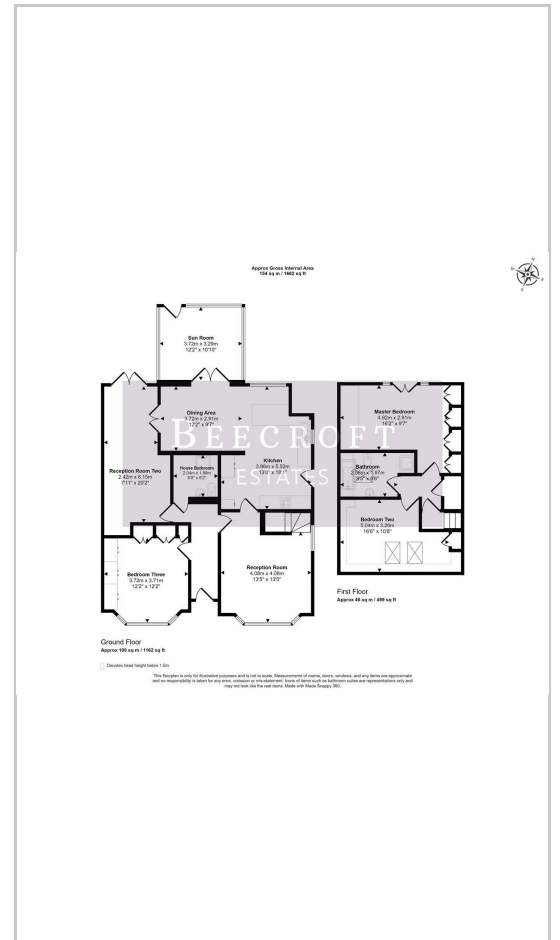
### Outside

Quality wrought iron double gates leading to the drive, wrought iron wall panels, low maintenance front garden, detached garage. The rear of the property is a definite wow and a viewing will reveal: extensive composite decking area, various patio seating areas and the beauty is the Garden Bar which is the WOW factor.

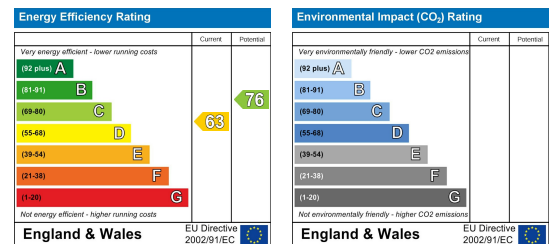
## Area Map



## Floor Plans



## Energy Efficiency Graph



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