



## 9 Wood Walk

Wombwell, BARNSELY, S73 0LZ

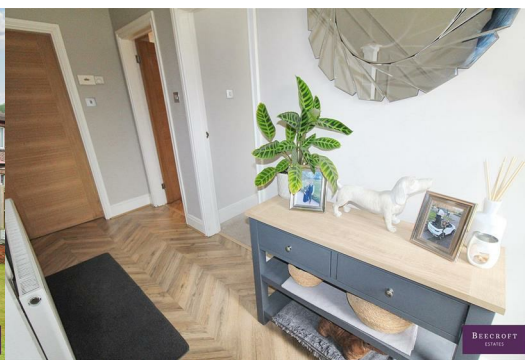
£360,000



Nestled on the sought-after Wood Walk, this rare and charming 1930s detached property presents a unique opportunity for discerning buyers. Steeped in character, this handsome bay window home is set well back on a generous plot, offering both privacy and a sense of grandeur. The property features delightful, expansive gardens that extend to the rear, complete with a gate leading directly into the serene Wombwell Woods—perfect for outdoor enthusiasts and those who appreciate natural beauty.

Inside, the home benefits from modern conveniences, including double-glazed windows and a central heating system, ensuring comfort throughout the seasons. The spacious layout provides ample room for family living, with the added potential to extend the property to the side, subject to planning consent.

This substantial family home is a true gem, combining timeless elegance with the possibility for further enhancement. Early inspection is highly recommended to fully appreciate all that this fine residence has to offer.



## GROUND FLOOR

### ENTRANCE HALL

A good size entrance hall having a storage cupboard, laminate flooring, radiator and stairs give access to the first floor landing.

### LOUNGE

The modern lounge is a bright and inviting space, featuring a stylish bay-style double-glazed window that floods the room with natural light, additionally, a side-facing window enhances the room's airy atmosphere, while a sleek radiator ensures warmth and comfort.

### DINING KITCHEN

The kitchen is well-appointed with a range of wall and base units, offering ample storage space. The worktop surface incorporates a sleek sink unit with a mixer tap, complemented by splashback tiling for a polished finish. Integrated appliances include an oven, gas hob, extractor fan, dishwasher, and microwave, making the kitchen both functional and stylish. French-style doors with side panel windows open up to the rear garden, allowing for seamless indoor-outdoor living. A door provides convenient access to the utility room, and there's plenty of space for a dining table, perfect for family meals or entertaining guests.

### UTILITY ROOM

Having base units with worktop surface, plumbing facilities and this room also houses the Worcester Bosch combination boiler. A rear facing double glazed window and radiator.

### DOWNSTAIRS WC

WC and wash hand basin.

## FIRST FLOOR

### LANDING

Having loft access.

### LOFT

Loft space which has been converted having drop down ladder, Velux style window, ideal office space for those who work from home.

### BEDROOM ONE

A spacious double bedroom having a front facing double glazed bay style window and radiator.

### BEDROOM TWO

A further double bedroom with a rear facing double glazed window and radiator.

### BEDROOM THREE

A good size third bedroom having a front facing double glazed window and radiator.

### BATHROOM

A three piece suite comprising bath with shower over, glass screen, w.c and vanity wash hand basin. There is tiling to the walls and flooring, a chrome heated ladder rail and rear facing double glazed window.

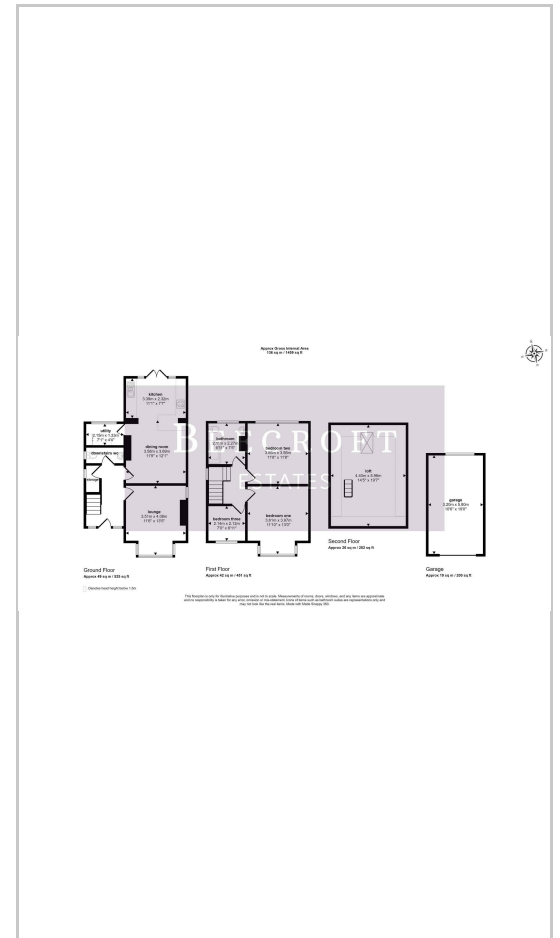
## OUTSIDE

The jewel in the crown of this property are magnificent gardens. To the front is a lawned garden and border with driveway providing ample off street parking and in turn leads to the detached garage. To the rear an extensive, level garden comprising lawn, mature planting and borders. The garden backs onto the woods where there is gated access.

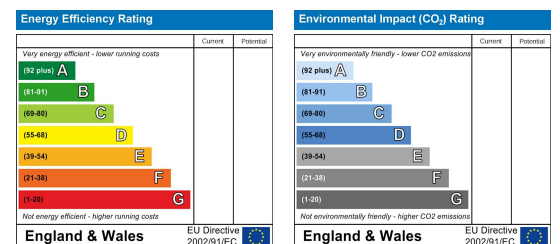
## Area Map



## Floor Plans



## Energy Efficiency Graph



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