



## 29 Aldham House Lane

Wombwell, Barnsley, S73 8RF

Offers In The Region Of £300,000



This charming detached bungalow, located in the heart of Wombwell, is set on a generous plot. The property boasts two double bedrooms and a spacious rear extension, enhancing the living area. It also features a driveway with ample parking and a detached double length garage with an electric door, offering both convenience and functionality.

**MUST BE VIEWED TO FULLY APPRECIATE!**





## ENTRANCE HALL

A good-sized and welcoming entrance hall, featuring loft access that offers potential for conversion, subject to the necessary planning consent. This space not only enhances the home's accessibility but also provides an opportunity to expand and create additional living areas.

## LOUNGE/BEDROOM THREE

This naturally well-lit room boasts a large double-glazed bay window, allowing plenty of light to fill the space. The focal point is a charming feature electric fireplace, complemented by double radiators for added warmth. This versatile room can easily be transformed into a third bedroom, offering flexibility to suit your needs.

## KITCHEN

A generously sized kitchen area equipped with wall and base units, featuring a worktop surface that incorporates a sink unit with a mixer tap. This space seamlessly flows into the adjoining dining and sitting areas, creating an open and cohesive environment perfect for both cooking and entertaining.

## DINING AREA

Presented to the rear and side elevations, this room features a double-glazed window and a radiator, ensuring a bright and cozy atmosphere. French-style doors open directly to the rear garden, seamlessly blending indoor and outdoor living.

## SITTING ROOM

This recent extension creates a versatile secondary lounge or sitting room, offering picturesque views of the rear garden through bi-folding doors. This space seamlessly connects indoor and outdoor living, perfect for relaxation and entertaining.

## BEDROOM ONE

A spacious double bedroom featuring a bay-style double-glazed window that allows natural light to flood the room. The space is also equipped with a radiator, ensuring comfort and warmth.

## BEDROOM TWO

A well-proportioned double bedroom with a double-glazed window overlooking the sitting area, providing natural light and a pleasant view. The room is also equipped with a radiator, ensuring a warm and comfortable environment.

## BATHROOM

A three piece suite with shower cubicle, wc and wash hand basin.

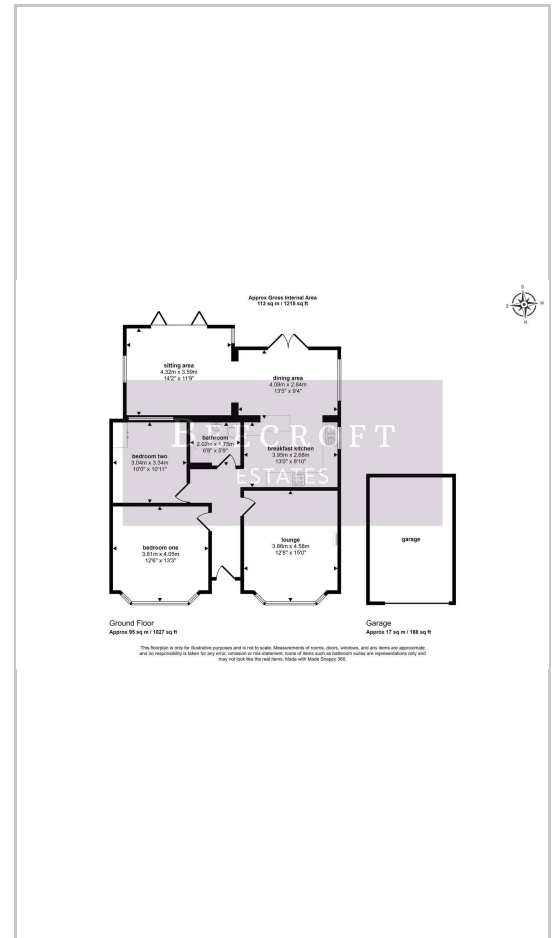
## OUTSIDE

The outside of the property includes a charming front garden area, while the side offers a driveway with ample parking, leading to the detached double garage with workshop. The rear of the property features an extensive garden, beautifully landscaped with well-stocked shrubs and plants, and offers direct access to the woods beyond, creating a serene and picturesque outdoor space.

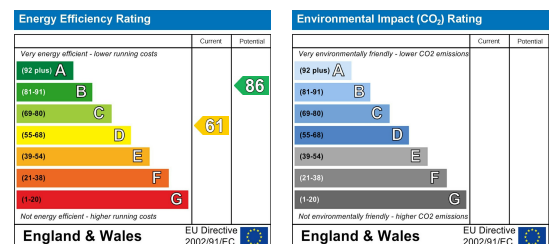
## Area Map



## Floor Plans



## Energy Efficiency Graph



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