



## 12 Rose Grove

Wombwell, Barnsley, S73 8NE

Offers In The Region Of £225,000



Situated in the heart of Wombwell, this beautifully presented and thoughtfully extended three-bedroom semi-detached home is a standout choice for families or those seeking a spacious, move-in-ready property. Boasting modern interiors and a prime location, this home offers a perfect balance of comfort and convenience. The property features a bright and airy living space, designed with style and practicality in mind, and is immaculately maintained throughout. The extension enhances the home's versatility, providing plenty of room for family life or entertaining guests.

Outside, the property benefits from a larger-than-average garden, ideal for outdoor gatherings, relaxation, or play. A private driveway and garage add to the convenience, offering secure parking and additional storage. Located close to a range of local amenities, reputable schools, and Wombwell Train Station, this home ensures excellent connectivity and access to everything you need.





GROUND FLOOR

ENTRANCE HALL

The entrance to this beautiful home is both stylish and practical, featuring a composite front door that adds a touch of modern elegance. The welcoming entrance hall offers ample space, with a staircase leading to the first-floor landing and handy under-stairs storage to keep things organized. This inviting space sets the tone for the rest of the property, combining functionality with charm.

LOUNGE

The front-facing reception room is a cozy and inviting space, perfect for relaxation or entertaining. It features a charming fireplace as a focal point, complemented by a radiator for year-round comfort. The room is finished with laminate flooring, adding a sleek and modern touch, and includes a TV aerial point, making it ready for your entertainment setup. This room combines style and functionality, creating the perfect environment for family living.

DINING KITCHEN

The country-style kitchen is the heart of the home, offering both charm and practicality. It boasts an expansive range of wall and base units with a generous worktop surface, seamlessly incorporating a classic Belfast sink unit with a mixer tap. Designed with the home chef in mind, the kitchen includes space for a range cooker and provides ample room for a dining table, perfect for family meals or entertaining guests.

The open-plan layout connects the kitchen to the sunroom/sitting area, creating a bright and spacious environment ideal for both cooking and relaxation. This harmonious blend of style and functionality makes it a standout feature of the property.

SUNROOM

This versatile space serves as a bright and welcoming extension of the home, featuring elegant French-style doors that open directly to the rear garden. Perfect for relaxing, entertaining, or enjoying seamless indoor-outdoor living, this area offers flexibility to suit a variety of needs while allowing natural light to flood the space.

FIRST FLOOR

LANDING

Loft acces.

BEDROOM ONE

A double bedroom with a rear facing double glazed window, fitted wardrobes and radiator.

BEDROOM TWO

A further double bedroom with fitted storage and desk, front facing double glazed window and radiator.

BEDROOM THREE

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

HOUSE BATHROOM

A three piece suite comprising bath with shower over, WC and vanity wash hand basin. Heated modern towel radiator, part tiling and window with obscure glazing.

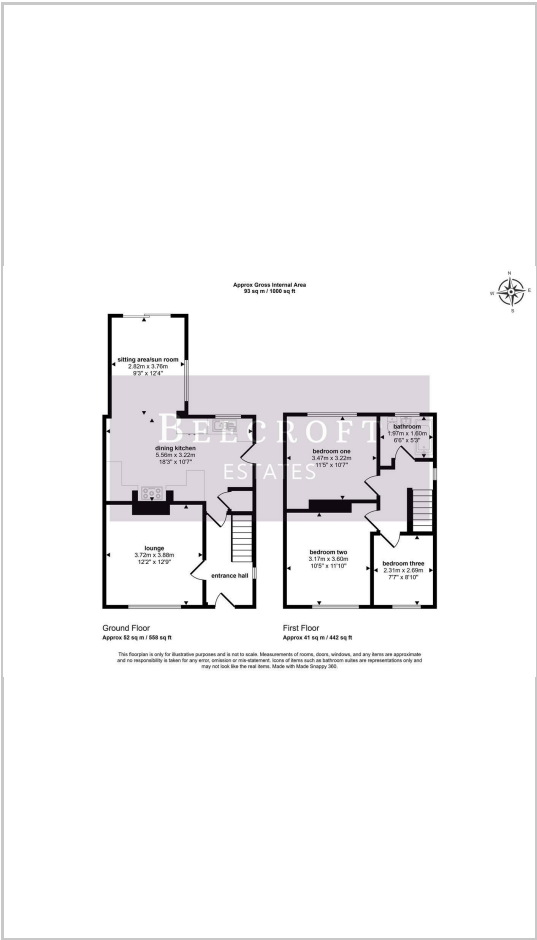
OUTSIDE

To the front of the property is a driveway providing off road parking and a small low maintenance garden area, to the rear is a generously proportioned garden mainly laid to lawn with patio seating, a outside wc, utility area and shed providing storage.

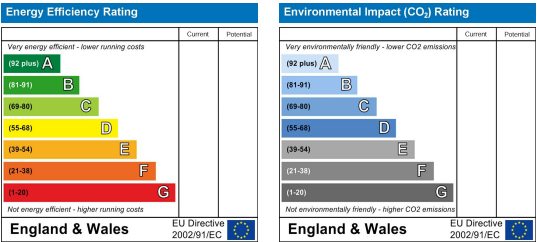
Area Map



Floor Plans



Energy Efficiency Graph



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