



79 Wood Walk

Wombwell, BARNSELY, S73 0NB

£220,000



This superb home, located on one of Wombwell's most sought-after addresses, offers immaculately presented accommodation throughout, making it an ideal move-in-ready option.

A standout feature is the stunning garden, which provides access to and backs onto serene woodland, creating a peaceful and picturesque setting. The garden is packed with features and includes useful outbuildings with exciting potential to transform into a home office, man cave, or additional storage space.

The property is perfectly positioned for commuters, with the train station within walking distance and excellent access to the A6195 Dearne Valley Parkway and junction 36 of the M1.

Don't miss this opportunity to own a beautifully maintained home in a prime location—ready for you to move straight in!



Entrance Hall

A double glazed entrance door gives access to the hallway which has a radiator, solid wood flooring and stairs which lead to the first floor accomodation.

Lounge

A spacious twin aspect room, featuring a front facing double glazed bay style window, double doors into the conservatory, solid wood flooring, radiators, the main focal point to this spacious reception room is the multi fuel stove.

Kitchen

A fitted kitchen with a range of modern units with worktop surface over which incorporates a stainless steel sink with mixer taps and having a gas hob, built in oven and a stainless steel extractor. The room has a rear facing double glazed window, plumbing for a washing machine, and there is a useful pantry which houses the gas fired boiler.

Conservatory

A good size conservatory which looks out over the rear garden, there is a radiator, laminate flooring and double doors give access to the garden.

Landing

The landing has a side facing window, coving to the ceiling and solid wood flooring.

Bedroom One

A front facing bedroom which features fitted wardrobes, solid wood flooring, a radiator and coving to the ceiling.

Bedroom Two

A rear facing bedroom which features fitted wardrobes, solid wood flooring, a radiator and coving to the ceiling.

Bedroom Three

A front facing room with a double glazed window, a radiator, wooden flooring, coving to the ceiling and with built in storage.

Bathroom

A modern three piece suite comprising p shape bath with shower over, vanity wash hand basin, wc, radiator and window with obscure glazing.

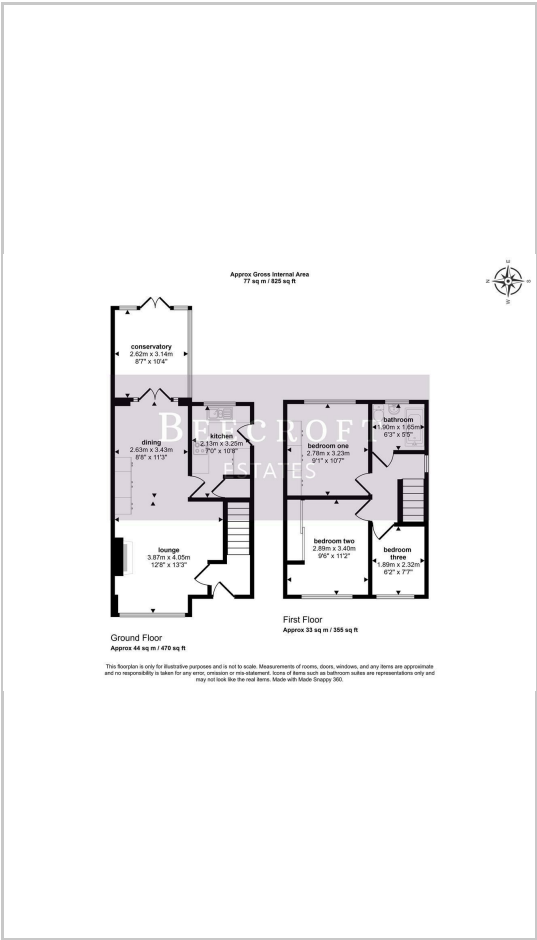
Garden

This property stands in a fantastic plot & boasts a good size drive providing ample off street parking, gated access to the rear garden where there are a number of places to sit and relax, having a number of raised beds ideal for vegetable growing. A particular highlight is the aspect onto the adjacent Wombwell Woods. The garden also has the benefit of a block built outbuilding, providing great workshop/home office as the building has a power and water supply and a water heater.

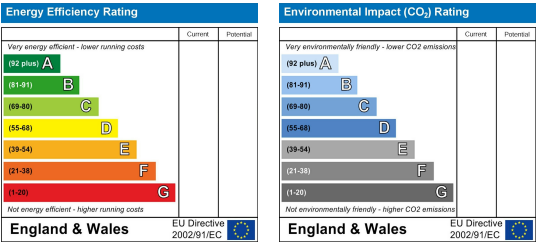
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.