



## 2 Woodlands View

Wombwell, Barnsley, S73 0ND

Asking Price £250,000



Tucked away on a quiet cul-de-sac, this extended three-bedroom family home offers the perfect combination of spacious living, modern convenience, and serene surroundings. Situated close to adjacent woodland, as well as local amenities, schools, and main transport links, it's an ideal choice for families and commuters alike.

### What's on Offer:

A generous corner plot providing a driveway with ample off-road parking and a garage for added convenience.

A private enclosed rear garden featuring a shed, a patio seating area and a lawned space, ideal for relaxing, entertaining or family activities.

Deceptively spacious accommodation with well-proportioned rooms, thoughtfully designed for modern living.

This property is ready to welcome its next owners to a lifestyle of comfort and ease. Viewing is essential to fully appreciate all it has to offer. Contact us today to arrange your viewing!





### ENTRANCE HALL

A spacious hallway having a double glazed entrance door, stairs which rise to the first floor landing and fitted storage.

### LOUNGE/DINING

The property features a well-proportioned through lounge/diner, offering a versatile and inviting space for relaxation and dining. A double-glazed window to the front elevation allows natural light to fill the room, while a TV aerial point adds practicality. There is ample space for a dining table, making it ideal for family meals or entertaining. Double doors lead to the sunroom.

### SUN ROOM

The sunroom, accessed through double doors from the lounge/diner, features wood parquet flooring for a stylish and easy-to-maintain finish. A double-glazed window offers a lovely view of the rear garden, allowing natural light to fill the space and creating a peaceful retreat for relaxation or entertaining.

### KITCHEN

The kitchen is thoughtfully designed with a range of wall and base units, enhanced by elegant granite overlay worktop surfaces that incorporate a ceramic sink unit with a mixer tap. It includes an integrated fridge a freestanding oven and offers space for further freestanding appliances, providing flexibility for your needs. A side-facing double-glazed window fills the space with natural light, making it both practical and inviting.

### UTILITY ROOM

The utility is fitted with a range of wall and base units, complemented by a worktop surface incorporating a stainless steel sink unit with a mixer tap. A rear-facing double-glazed window and an entrance door provide natural light and convenient access to the outdoor space, making this a functional and welcoming area.

### DOWNSTAIRS WC

Comprising WC and wash hand basin along with fitted storage.

### FIRST FLOOR

### LANDING

Featuring a side facing double glazed window allowing natural light.

### BEDROOM ONE

The bedroom features a range of fitted wardrobes, offering ample storage while maintaining a sleek and organized appearance. A rear-facing double-glazed window provides picturesque views of the fields adjacent to the property, creating a peaceful and serene atmosphere.

### BEDROOM TWO

A double bedroom having fitted furniture and front facing double glazed window.

### BEDROOM THREE

Currently utilised as a office and featuring a front facing double glazed window.

### BATHROOM

A three piece suite which comprises a p shape bath with shower over, wc and vanity unit comprising wash hand basin. Rear facing double glazed window with obscure glazing.

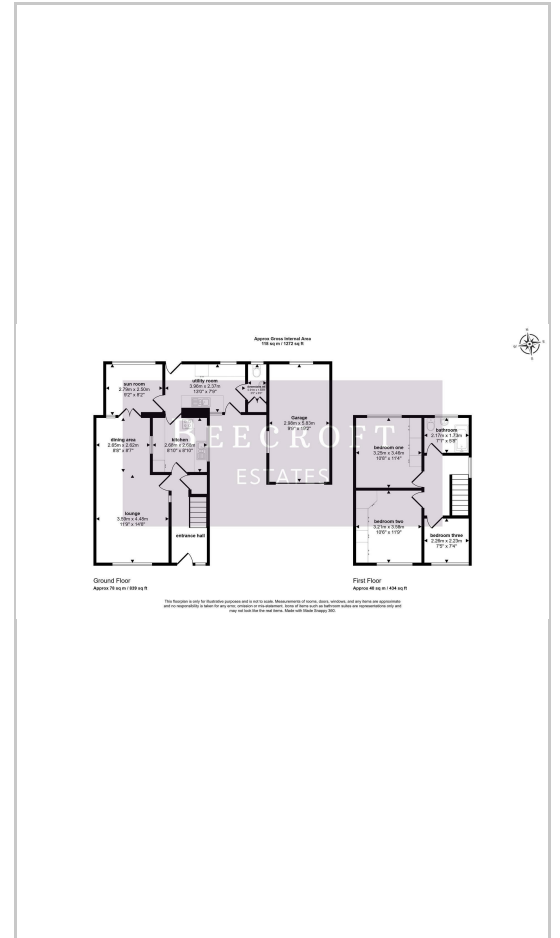
### OUTSIDE

To the front of the property, you'll find a lengthy driveway, providing ample off-road parking and leading to the garage. The home is situated on a corner plot, offering a garden area with trees and shrubs to one side, enhancing the property's kerb appeal. The rear garden features lawned areas, a patio seating area perfect for outdoor relaxation, and a shed for additional storage, making it an ideal space for both enjoyment and practicality.

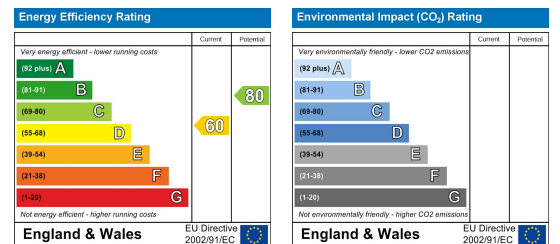
## Area Map



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Wombwell 6-8 Park Street, Wombwell, S73 0DJ

Tel: 01226 340110 Email: info@beecroftestates.co.uk www.beecroftestates.co.uk