



## 10 Dearne Close

Wombwell, Barnsley, S73 0ST

Offers Over £290,000



A RARE OPPORTUNITY TO ACQUIRE THIS SPACIOUS THREE-BEDROOM DETACHED FAMILY HOME!

Welcome to this stunning detached home, perfectly positioned in a sought-after cul-de-sac in the charming town of Wombwell, Barnsley. Offering generous living space and backing onto a picturesque duck pond, this home provides the perfect balance of tranquility and modern family living.

Inside, you'll find a huge conservatory, a well-equipped utility room, a storage/washroom, and a cloakroom, ensuring both comfort and practicality.

Located close to M1 transport links and excellent schools, this property is ideal for commuters and families alike. Whether you're seeking a peaceful retreat or a vibrant family home, this property ticks all the boxes. VIEWING IS AN ABSOLUTE MUST AND COMES HIGHLY RECOMMENDED!



Entrance Hall

A spacious entrance hall having a front upvc double glazed door, a radiator, front facing window, and the staircase rises to the first floor landing.

Lounge

A well-proportioned lounge with a large double-glazed window overlooking the conservatory, allowing for plenty of natural light. The space benefits from two radiators, ensuring year-round comfort, and includes a TV aerial point for added convenience.

Kitchen

The property boasts a well-equipped kitchen featuring solid wood wall and base units, providing ample storage space. A stylish worktop surface seamlessly incorporates a sink unit with a modern mixer tap. The kitchen is fitted with high-quality integrated appliances, including a double oven, hob, and extractor fan, ensuring both functionality and style. French-style doors open into the bright and airy conservatory, creating a seamless flow between indoor and outdoor living spaces. A radiator completes the room, adding warmth and comfort.

Utility Room

Having further base units which match the kitchen, worktop surface over incorporating a sink unit and plumbing.

Storage/Wash Room

A versatile space.

Cloak Room

WC and wash hand basin.

Conservatory

Great additional space this large conservatory has two radiators and wonderful views across the garden and beyond.

Bedroom One

Having a double glazed window and radiator.

Bedroom Two

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

Bedroom Three

A double glazed window and radiator.

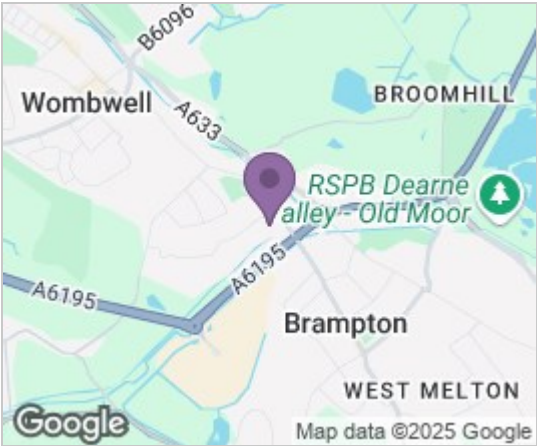
Bathroom

A four piece suite comprising bath, separate shower cubicle, wc and wash hand basin, radiator and double glazed window with obscure glazing.

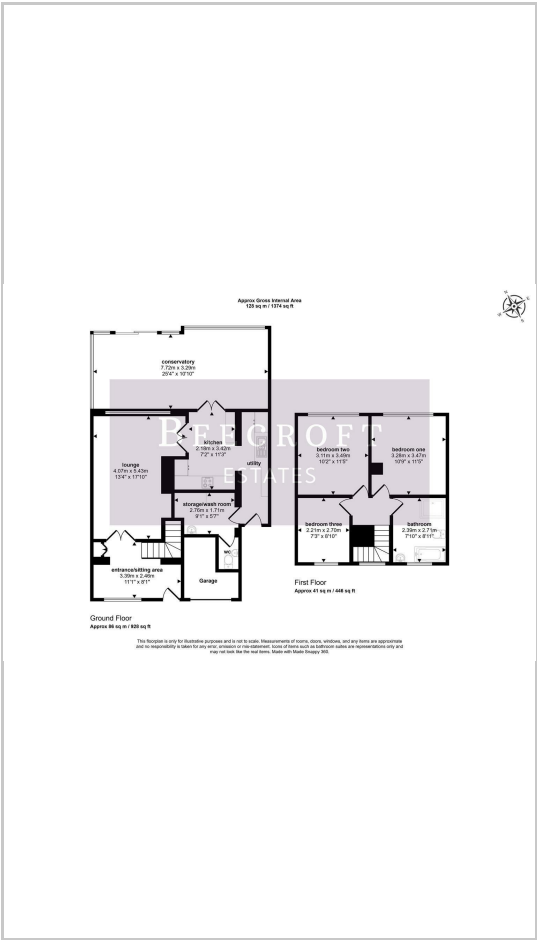
Exterior

Greeting you at the property is a driveway providing off road parking leading to the garage. To the rear, you'll find a beautifully maintained garden area, complete with mature trees and shrubs. The garden enjoys a wonderful outlook over the tranquil duck pond, creating a peaceful and picturesque setting.

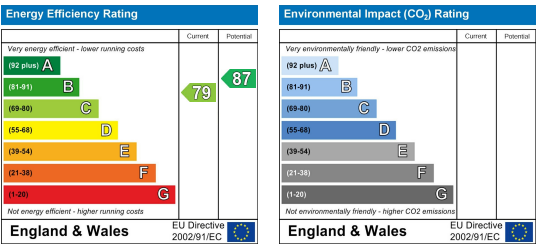
Area Map



Floor Plans



Energy Efficiency Graph



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