



# 17 Lundhill Road

Wombwell, BARNSELY, S73 0RE

Offers Over £230,000



Your Dream Home Awaits!

Move right in, sit back, and relax in this spacious and immaculately presented family home that is sure to instantly impress! An internal inspection is absolutely essential to fully appreciate everything this truly outstanding property has to offer.

This beautifully extended three-bedroom semi-detached home is perfectly located in the highly sought-after area of Wombwell, close to a full range of local amenities, including highly regarded schools, supermarkets, independent shops, and friendly local pubs. The property also benefits from excellent transport links to Barnsley, Rotherham, and Doncaster, with easy access to the A1 and M1, making it ideal for both commuters and families.

Inside, the home boasts stylish décor throughout, generous living spaces, a modern kitchen/diner, and a beautiful enclosed rear garden. Outside, there is off-road parking to the front, making this property perfect for modern family living.



Entrance Hall

Make a great first impression as you step through the beautiful composite front door into a spacious and welcoming entrance hall. This bright space features a wall-mounted radiator, stylish tiled flooring, and a carpeted staircase rising to the first floor. Gives access to a handy understairs storage cupboard providing additional convenience.

Lounge

Relax and unwind in this fabulous front aspect lounge, featuring a large double-glazed bay window that floods the room with natural light. The room offers carpeted flooring, a wall-mounted radiator, and an aerial point, with ample space for a full range of living furniture to suit your style and needs.

Kitchen/Diner

Entertain your guests in style in this fantastic, spacious, and beautifully designed modern kitchen/diner. Finished to a high standard, the room is beautifully presented and complemented by contemporary grey tiled flooring and inset spot lighting, creating a bright and welcoming atmosphere. The kitchen itself features an impressive range of white high-gloss wall and base units, providing excellent storage solutions with complimentary work surfaces. Additional highlights include a ceramic sink with stainless steel mixer tap, integrated dishwasher, built-in five-ring gas hob with extractor hood, integrated fridge/freezer, and not one but two electric ovens, complete with an integrated coffee machine and microwave above, perfect for the modern chef. Flooded with natural light thanks to large uPVC bi-folding doors with magnetic blinds, the room also boasts a beautiful large skylight, allowing you to dine under the stars. The exquisite electric fireplace serves as the stunning focal point of the room, adding both comfort and contemporary charm, while a tall vertical radiator completes the stylish finish.

Landing

The carpeted staircase rises to a bright and welcoming first-floor landing, finished in a neutral colour scheme that continues the home's modern, tasteful décor. The landing provides access to the loft, which is partially boarded to offer additional storage space. A side aspect allows natural light.

Master Bedroom

A spacious front aspect master bedroom, beautifully presented with stylish décor and a bright, airy feel throughout. This generous room boasts a large built-in wardrobe with sliding doors, providing excellent hanging and storage space while maintaining a sleek finish.

Bedroom Two

A rear aspect double bedroom, tastefully finished in neutral décor with laminate flooring throughout. The room offers plenty of space for either free-standing or fitted furniture, making it a versatile and comfortable space for family members or guests.

Bedroom Three

A good-sized single bedroom with front aspect, offering a bright and airy space. There is ample room to install your own storage solutions if required, making it a flexible addition to the home, ideal as a child's bedroom, guest room, or home office.

Bathroom

A modern and stylish rear aspect bathroom, beautifully tiled comprising a double shower cubicle with thermostatic shower and designer glass screen, a vanity unit with built-in ceramic sink, and an illuminated/de-mist mirror above. Completing the space are a low-flush WC, heated towel rail, extractor fan, combining style and practicality in one contemporary package.

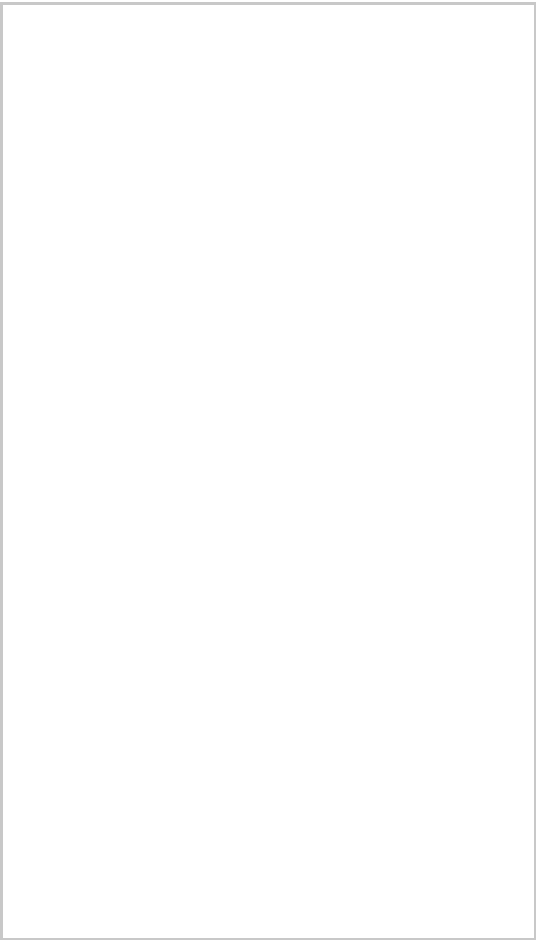
Exterior

The property boasts a striking frontage, with a large tarmac driveway providing ample off-street parking and a wooden gate granting access to the side and rear of the home. To the rear, you'll find a splendid, well-landscaped enclosed garden, perfect for family living and entertaining. The space features a generously sized slabbed patio area, ideal for summer gatherings, leading to a spacious lawn and a cosy decked sitting area. The garden is beautifully finished with wooden fencing, railway sleepers, and a variety of plants, offering both privacy and visual appeal.

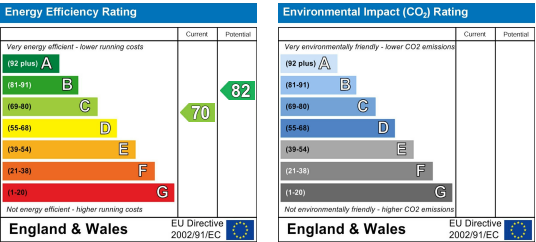
Area Map



Floor Plans



Energy Efficiency Graph



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