



## 3 Low Croft

Wombwell, Barnsley, S73 0DX

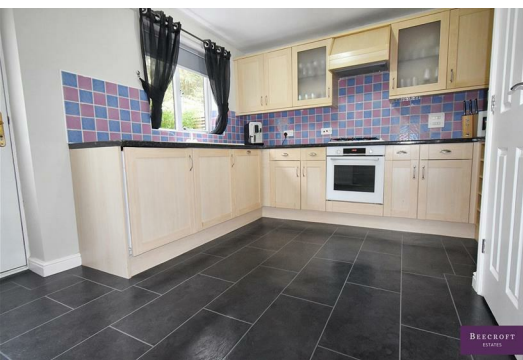
£280,000



Located on a small, quiet cul-de-sac off a private driveway serving only five houses, this four-bedroom detached home occupies a prime position at the very end, offering privacy and ample parking.

Secure bollards provide added peace of mind. The property features a garage, a private rear garden, and is well-presented and ready to move straight into. Inside, you'll find four well-proportioned bedrooms, including a master with en-suite and fitted wardrobes, along with a downstairs WC and a family bathroom.

This property must be viewed to be fully appreciated.





GROUND FLOOR

ENTRANCE

With stairs rising to the first floor landing.

LOUNGE/DINER

A welcoming and modern lounge through dining room featuring a feature electric fire, front-facing double glazed window, radiator, and TV aerial point.

The dining area offers ample space for a dining table, with a radiator and French-style doors opening onto the rear garden, creating a bright and inviting space for family meals and entertaining.

BREAKFAST KITCHEN

A good-sized kitchen area featuring a range of wall and base units with a worktop surface incorporating a sink unit with mixer tap. The kitchen benefits from fully integrated appliances, a storage cupboard, and access to the downstairs WC.

A rear-facing window and entrance door provide natural light and garden access, while a radiator ensures comfort.

DOWNSTAIRS WC

Comprising a WC and wash hand basin, with a radiator for added comfort.

FIRST FLOOR

MASTER BEDROOM

A good-sized master bedroom featuring a front-facing double glazed window, a dressing area with fitted wardrobes, and a radiator. A door provides access to the en-suite bathroom.

EN-SUITE

An upgraded three-piece suite comprising a shower cubicle, WC, and wash hand basin, with tiled walls and flooring and an obscure glazed window for privacy.

BEDROOM TWO

A further double bedroom featuring fitted storage, a rear-facing double glazed window, and a radiator.

BEDROOM THREE

A further well-proportioned bedroom with a rear-facing double glazed window and radiator.

BEDROOM FOUR

A good-sized fourth bedroom, currently utilized as an office, but offering ample space for a bed and furniture. It features a rear-facing double glazed window and a radiator.

HOUSE BATHROOM

An upgraded house bathroom comprising a bath, WC, and wash hand basin, with tiled walls, a radiator, and a window with obscure glazing for privacy.

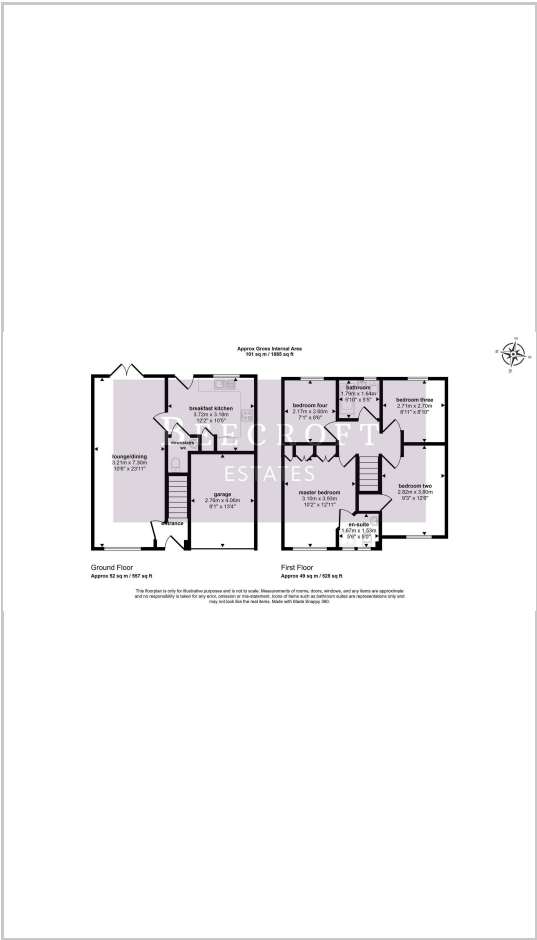
OUTSIDE

To the outside, there is ample parking to the front, with secure bollards for added peace of mind. The rear garden is enclosed, mainly laid to lawn, private, and not overlooked, featuring a patio seating area—perfect for relaxing or entertaining.

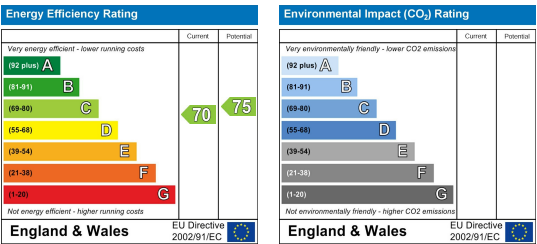
Area Map



Floor Plans



Energy Efficiency Graph



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