



BEECROFT
ESTATES

17 Lundhill Close

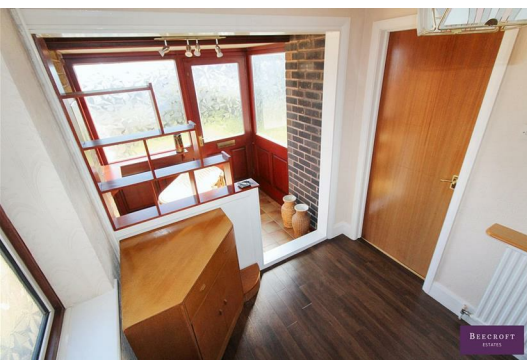
Wombwell, Barnsley, S73 0RW

£285,000



This detached home is situated in a highly sought-after location, where properties of this kind rarely become available. Offering three generously sized bedrooms and spacious rooms throughout, this well-presented residence features a driveway providing ample parking. The enclosed rear garden is beautifully maintained, with mature shrubs, well-defined borders, and a garden shed, making it an ideal outdoor space. Conveniently placed close to local amenities and excellent transport links, this property offers both comfort and convenience for modern living.

CALL BEECROFT ESTATES TODAY TO BOOK YOUR VIEWING !



GROUND FLOOR

ENTRANCE PORCH/SUNROOM

An added feature to the property, providing a perfect space for storing shoes and coats or a small seating area to soak up the morning sun, creating a cozy and functional nook.

ENTRANCE HALL

A good-sized hallway featuring stairs that rise to the first-floor landing, providing a welcoming entrance and easy access to the upper levels of the home.

LOUNGE/DINING

A well-proportioned through lounge/diner featuring an extra-large front-facing double-glazed window that allows an abundance of natural light to flood the space. The room also includes two radiators for added comfort, along with a window and door leading through to the conservatory, seamlessly connecting the areas.

KITCHEN

The kitchen is fitted with a range of wall and base units, complemented by a worktop surface that incorporates a sink unit with a mixer tap. There is ample space for appliances, along with plumbing for a washing machine. A handy pantry provides additional storage, enhancing the practicality of the space.

CONSERVATORY

A wonderful addition to the home, offering a serene view over the rear garden, creating a peaceful and relaxing space to enjoy the outdoors from the comfort of indoors.

FIRST FLOOR

LANDING

With fitted storage.

BEDROOM ONE

A well-appointed bedroom featuring a rear-facing double-glazed window, fitted furniture for ample storage, and a radiator for added comfort.

BEDROOM TWO

A spacious double bedroom featuring a front-facing double-glazed window, fitted furniture for ample storage, and a radiator for added comfort.

BEDROOM THREE

A well-proportioned third bedroom featuring a front-facing double-glazed window that allows for plenty of natural light, complemented by a radiator for added comfort.

BATHROOM

The bathroom features a modern three-piece suite comprising a walk-in shower, WC, and wash hand basin. A window with obscure glazing allows natural light while maintaining privacy, and a radiator ensures comfort.

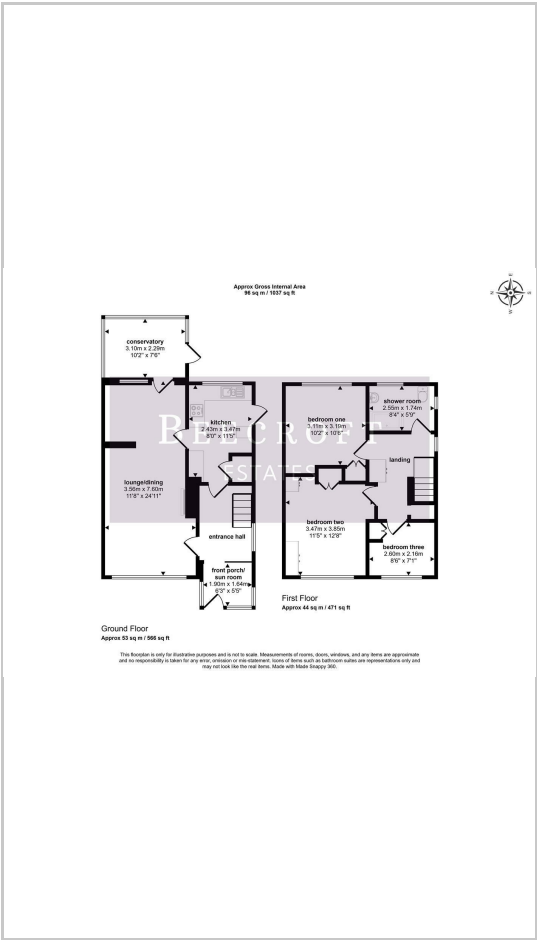
OUTSIDE

To the outside, the property benefits from both front and rear gardens, with the rear garden being well presented and featuring mature shrubs, well-defined borders, and a garden shed. To the side, a block-paved driveway provides ample parking, enhancing the convenience of this desirable home.

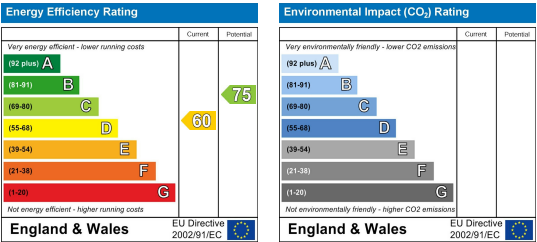
Area Map



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.