



15 Poplar Road

Wombwell, BARNSLEY, S73 0HT

Offers Over £445,000



PART EXCHANGE CONSIDERED!!!

Only on rare occasions do properties become available on this exclusive cul-de-sac. This extensively extended six-bedroom detached home offers an ideal family living space, boasting six double bedrooms, a four-piece family bathroom, and an en-suite. To truly appreciate the standard and generous space on offer, viewing is highly recommended.

Key highlights include a well-sized rear garden, ample parking, and a double garage. The property also benefits from a gas central heating system and double-glazed windows, ensuring comfort and energy efficiency. Ideally positioned for convenient access to local amenities and major road networks, this home provides both practicality and desirability.



GROUND FLOOR

ENTRANCE HALL

A front-facing entrance door opens into the spacious hallway, featuring laminate flooring, a radiator, and a handy storage cupboard. Stairs rise to the first floor, adding to the welcoming and functional layout of the home.

LOUNGE

A generously sized main reception room featuring rear-facing French-style doors that allow plenty of natural light to flow in. The room benefits from a radiator and a continuation of the laminate flooring, creating a seamless and stylish finish. The focal point is a stunning feature fireplace with a hearth and decorative surround, adding warmth and character to the space.

DINING ROOM

Forming part of the extension, this spacious dining room offers versatility and can easily be utilized as a cinema room or additional living space. It features a storage cupboard, French-style doors leading to the rear garden, laminate flooring, and a radiator, making it both functional and inviting.

SITTING ROOM

Originally designed as the dining room, this versatile space is currently utilized as a music room/sitting room. It features a double-glazed window, laminate flooring, and a radiator, making it a comfortable and adaptable area to suit various needs.

DINING KITCHEN

Boasting part of the extension, this beautifully sized family dining kitchen offers both style and functionality. It comprises a range of wall and base units, with a worktop surface incorporating a sink unit with a mixer tap. Integrated appliances include a dishwasher and washing machine, space for a range cooker and fridge freezer. A radiator ensures comfort, while there is ample space for a dining table, making it the perfect setting for family meals. A rear-facing double-glazed window provides natural light.

DOWNSTAIRS WC

Comprising wc and wash hand basin.

FIRST FLOOR

LANDING

Spacious landing providing loft access and storage.

MASTER BEDROOM

A fantastic master bedroom featuring fitted wardrobes and a dressing table, providing ample storage and functionality. The room benefits from two front-facing double-glazed windows, allowing plenty of natural light, along with a radiator for added comfort. Additionally, it offers direct access to the en-suite, enhancing convenience and privacy.

ENSUITE

A three piece suite comprising bath, wc and wash hand basin, radiator and window with obscure glazing.

BEDROOM TWO

A double bedroom having a double glazed window, fitted wardrobes and radiator.

BEDROOM THREE

Another generously proportioned bedroom with fitted wardrobes, double glazed window and radiator.

BEDROOM FOUR

Double bedroom with double glazed window and radiator.

BEDROOM FIVE

Double glazed window and radiator.

BEDROOM SIX

A further double glazed window and radiator.

FAMILY BATHROOM

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

OUTSIDE

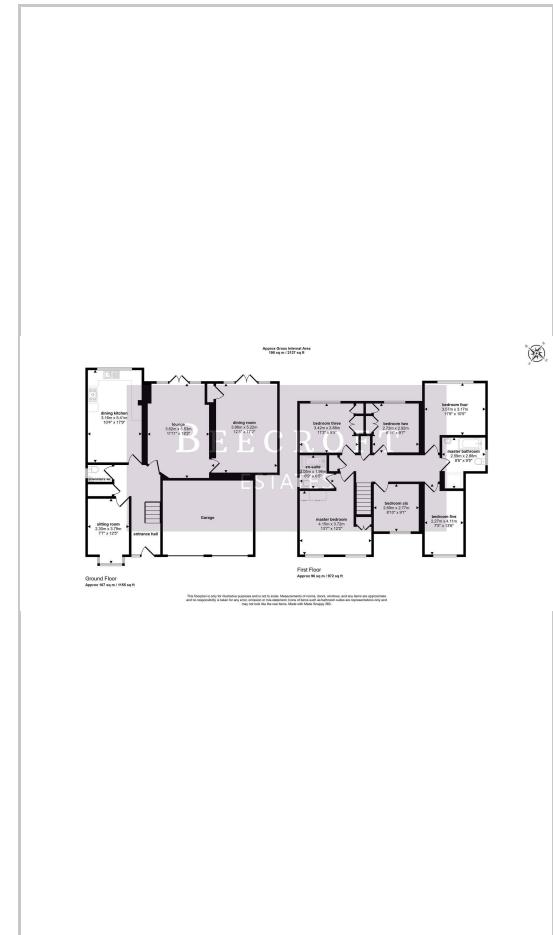
To the front the driveway provides ample parking and in turn leads to a double garage. To the rear is an enclosed good sized garden mainly laid to lawn with patio seating area.

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Area Map



Floor Plans



Energy Efficiency Graph

