



## Wendel Grove

Elsecar, S74 8DU

Guide Price £230,000 - £240,000

- 3 BED DETACHED DORMER BUNGALOW
- SCOPE TO RECONFIGURE THE ROOM TO MEET YOUR NEEDS
- GENEROUS ROOM DIMENSIONS THROUGHOUT
- LOW MAINTENANCE, WELL LANDSCAPED GARDENS
- AMPLE OFF ROAD PARKING

 3  3  3  TBC

- PLENTY OF LIVING SPACE
- OPTION FOR OPEN PLAN KITCHEN/DINER LIVING
- LUXURIOUS MAIN ENSUITE WITH WHIRLPOOL & SAUNA
- BEAUTIFUL VIEWS OF WENTWORTH TO THE REAR
- COUNCIL TAX BAND B

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GUIDE PRICE £230,000 - £240,000. Nestled in the charming area of Wendel Grove, Elsecar, this stunning 3 bed dormer-detached property offers a perfect blend of comfort and elegance., with captivating rural views creating a great backdrop.

Located close to an array of amenities, including the local train station and Elsecar Heritage Centre, surrounded by reputable schools, serviced by good bus routes, a short drive to the M1/A1 and with direct roads leading to Barnsley, Sheffield and Rotherham.

With three spacious reception rooms, this home provides ample living space that can be reconfigured to suit your personal needs and lifestyle. Rooms could be incorporated to create a fabulous open plan kitchen/living/diner if desired. The two quirky bedrooms upstairs both come with their own ensuites ensuring that there is plenty of room for family and guests alike, and with the third bedroom located on the ground floor, this property also allows for single storey living if required.

One of the standout features of this property is the luxurious main ensuite bathroom, which boasts a sauna and whirlpool bath, providing a perfect retreat for relaxation after a long day. Each of the three bathrooms are thoughtfully designed, catering to both convenience and style.

The beautifully kept and landscaped gardens are a true delight, offering a serene outdoor space to unwind and enjoy the fresh air. The rear of the property presents breathtaking views of Wentworth, making it an ideal spot for morning coffee or evening gatherings.

This home is not just a place to live; it is a sanctuary that combines modern living with natural beauty. With its prime location in Barnsley, you will find yourself in a peaceful neighbourhood while still being close to local amenities. This property is a rare find and is sure to appeal to those seeking a harmonious blend of space, luxury, and picturesque surroundings. Don't miss the opportunity to make this exquisite residence your own!

## KITCHEN

9'7 x 8'3 (2.92m x 2.51m)

A roomy kitchen hosting an array of solid wood wall and base units providing plenty of storage space, contrasting black work surfaces, inset stainless steel one and a half bow sink and drainer with matching mixer tap, inset electric hob with extractor hood above, integrated electric oven, space for an American style fridge/freezer, under counter space and plumbing for a washing machine, fully tiled in white with a front facing uPVC window.

## LIVING ROOM

18'4 x 11'6 (5.59m x 3.51m)

An elegant living space drenched in natural light though a large front facing uPVC bay window, also hosting a charming cream fireplace with pebble effect electric fire, giving a great focal point to the room and cosy feel in the wintry months, also hosting two wall mounted radiators, aerial point, telephone point and solid French doors opening out into the dining room, creating a great social space if required.

## DINING ROOM

11'9 x 11'6 (3.58m x 3.51m)

A generously sized formal dining room comprising wall mounted radiator, stairs rising to the first floor and archway opening out into the sun room, adding to the open plan feel of all the living spaces.

## CONSERVATORY

11'11 x 9'9 (3.63m x 2.97m)

A great addition to this household, allowing you to enjoy the garden all year round and providing extra living space to use as you wish, comprising uPVC window and French doors opening out on to the decking, fan light, wall mounted radiator, aerial point and ambient wall lights.

## BEDROOM 3

9'4 x 8'3 (2.84m x 2.51m)

A great offering if you require single storey living, this good sized bedroom comprises wall mounted radiator and rear facing uPVC window. Currently also used as a home office, so great option if needed.

## SHOWER ROOM

6'8 x 5'7 (2.03m x 1.70m)

Fully tiled in serene natural tones, this modern downstairs bathroom boasts a large walk-in shower cubicle with drench shower, white pedestal sink, low flush WC, wall mounted chrome heated towel rail, extractor fan and frosted uPVC window.

## MASTER BEDROOM

19'7 x 11'3 (at widest points) (5.97m x 3.43m (at widest points))

A light and airy master suite flooded in natural light through two rear facing uPVC windows that also host a captivating view of Wentworth and beyond, the spacious double room hosts designated spaces for plenty of wardrobes and racks, a built in storage cupboard, inset spotlights, aerial point, wall mounted radiator and door leading into the ensuite.

## ENSUITE BATHROOM

15'3 x 7'9 (not including sauna) (4.65m x 2.36m (not including sauna))

A luxurious ensuite bathroom hosting an impressive built in sauna, a lavish free standing whirlpool bath, separate large glass circular shower cubicle with electric shower, white vanity unit with inset sink, low flush WC., wall mounted chrome heated towel rail, fully tiled in monochrome tones, extractor fan, inset spotlights and frosted uPVC window.

## BEDROOM 2

14'2 x 5'5 (4.32m x 1.65m)

A further good sized bedroom boasting fitted light wood wardrobes, inset spotlights, aerial point, wall mounted radiator, rear facing uPVC window with stunning views and an archway leading into the ensuite shower room.

## ENSUITE SHOWER ROOM

8'11 x 8'2 (2.72m x 2.49m)

Tiled in fresh white, comprising walk in shower cubicle with electric shower, white pedestal sink, low flush WC, inset spots and extractor fan.

## GARAGE

Offering that extra storage space we all crave, comprising uPVC door, uPVC window, lighting and sockets.

## EXTERIOR

The front of the property boasts great kerb appeal with a beautifully kept, low maintenance front garden, with splashes of colour and a tranquil water feature presently. Down the side of the property is a long, block paved gated driveway/car port offering off road parking for at least two cars and the perfect shelter from the great British down pours when needed. To the rear of the property is a sun drenched, well landscaped, easily kept, sizeable garden hosting a raised composite deck perfect for sitting out or entertaining in the summer months, two artificial lawn areas, further blocked paved seating area, sockets and gate access directly to the field behind.



## Floorplan



Total floor area 129.8 sq.m. (1,397 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)











## Energy Efficiency Graph

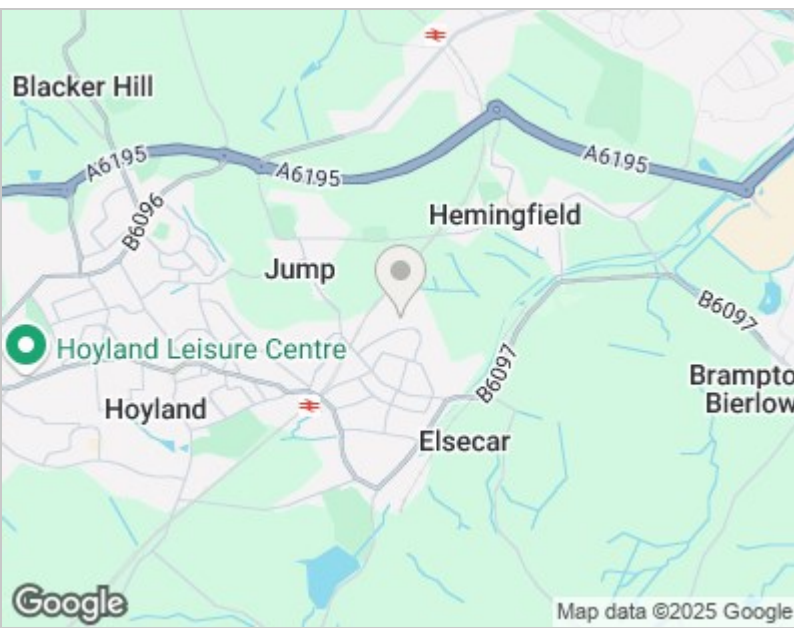


## Viewing

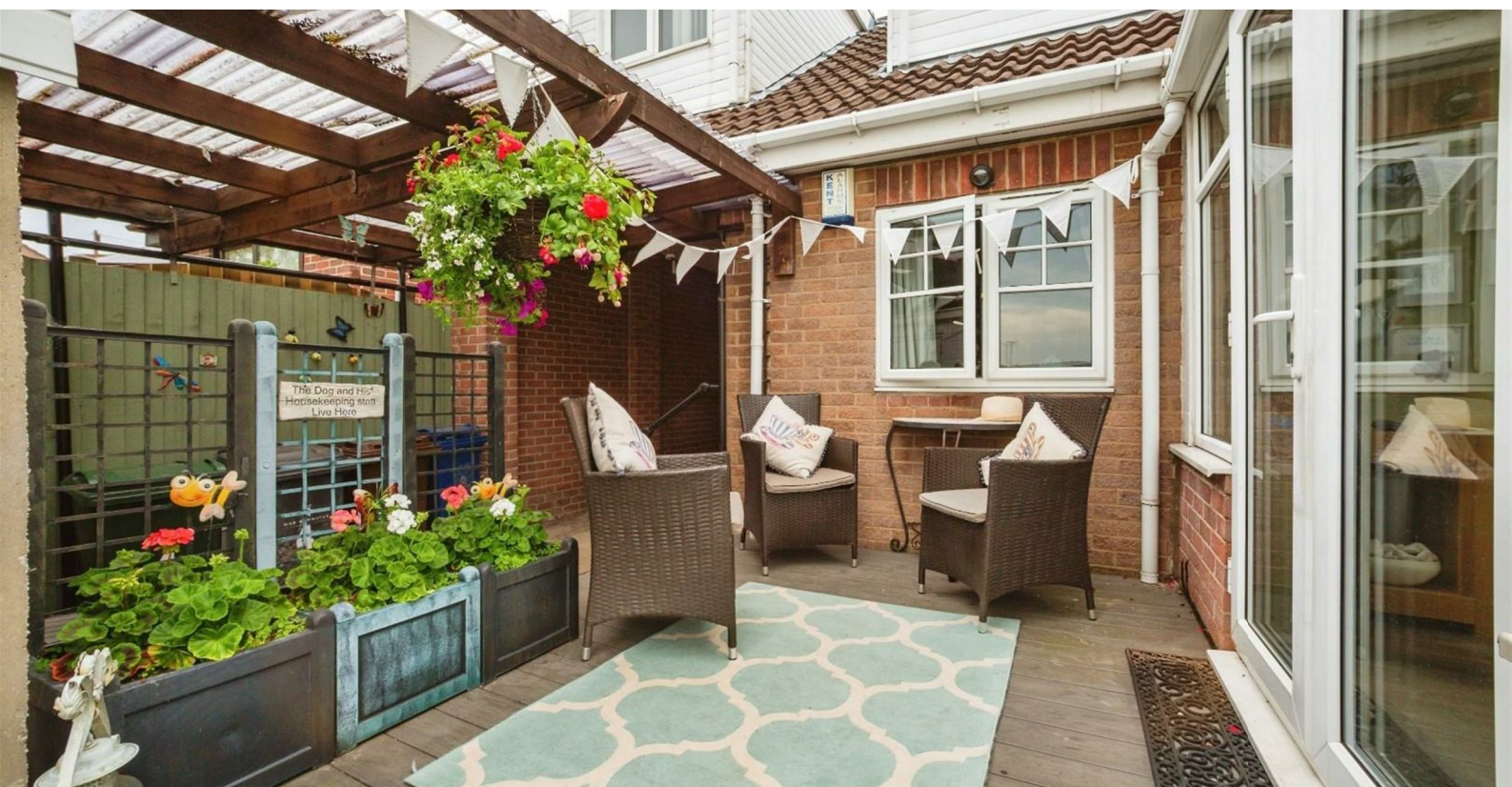
Please contact our Hunters Chapeltown Office on 0114 257 8999 if you wish to arrange a viewing appointment for this property or require further information.



Road Map



Hybrid Map





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