



## 3 Cowley Green

Wombwell, Barnsley, S73 0LB

Offers Over £300,000



Exceptional Family Home in a Prime Wombwell Location

Tucked away within a quiet gated cul-de-sac in the highly sought-after area of Wombwell, this superbly presented three-bedroom home offers stylish and spacious accommodation perfect for growing families and professional couples alike.

Ideally positioned within walking distance of Wombwell train station, the property is perfect for commuters whilst also benefiting from excellent local schools, shops, parks, pubs and everyday amenities all close by. With convenient transport links to Barnsley, Sheffield and surrounding areas, this is a fantastic location for modern living.

The property itself boasts a generous open-plan kitchen dining space with an additional reception area ideal for entertaining, a separate lounge perfect for relaxing, and an en suite to the principal bedroom. Externally, the beautifully rear garden provides an excellent outdoor space for families and summer gatherings.

Combining comfort, practicality and an enviable location, this fantastic home presents an excellent opportunity for buyers seeking a property ready to move straight into.



### Entrance Hall

Entered via a composite entrance door with glazed inserts, the property opens into a bright and inviting hallway. Natural light is provided by a side-facing double glazed window, while stairs rise to the first-floor accommodation. The hallway also offers access into the open-plan kitchen/dining area, creating a practical flow through the home.

### Kitchen / Dining Area

A well-designed kitchen and dining space, offering a practical layout ideal for modern day living. The room is fitted with a range of contemporary wall, base, and pantry units, providing excellent storage alongside generous worktop space and a useful breakfast bar area.

Integrated appliances include an electric oven, hob, extractor fan, and inset sink, while there is additional space for freestanding appliances and plumbing for a washing machine. The dining area comfortably accommodates a family dining table and enjoys plenty of natural light from both the front-facing window and rear patio doors.

Finished with laminate wood-effect flooring, the space also benefits from direct access to the rear garden and opens through to an additional reception area, creating a sociable and versatile ground floor layout.

### Additional Reception / Dining Room

A flexible and well-proportioned reception space positioned to the rear of the property, perfectly suited for a variety of uses including a dining room, family room, or additional lounge area.

The room enjoys pleasant views over the rear garden through a double glazed window and patio doors, which also provide direct outdoor access and allow plenty of natural light to flow through the space. A radiator adds comfort, creating a welcoming area ideal for both relaxing and entertaining.

### Lounge

A warm and inviting living room positioned to the front of the property, enjoying plenty of natural light from a double glazed window. The room centres around an attractive gas fireplace with decorative surround, creating a cosy focal point ideal for relaxing evenings.

Well-proportioned throughout, the space also benefits from a radiator and offers a comfortable setting for everyday living and entertaining.

### First Floor Landing

The first-floor landing provides access to all three bedrooms and the family bathroom, along with a useful airing cupboard. There is also access to the loft space, offering additional storage and potential for future development, subject to the necessary consents.

### Master Bedroom

A spacious front-facing double bedroom enjoying an abundance of natural light from two double glazed windows. The room is well-appointed with a radiator and extensive built-in storage, along with a dedicated dressing area that enhances both practicality and comfort.

Further benefiting from access to a modern en suite, this well-designed bedroom offers a stylish and private retreat within the home.

### En-Suite

A stylish and modern bathroom, beautifully finished with a contemporary feel throughout. The suite comprises a vanity wash hand basin with integrated storage, a low flush WC, and a walk-in shower, offering both practicality and elegance.

The space is enhanced by tiled walls and laminate flooring, creating a sleek and low-maintenance finish. A frosted side-facing window provides natural light while maintaining privacy, complemented by inset ceiling spotlights for a bright and modern ambience.

### Bedroom Two

A well-proportioned rear-facing double bedroom, enjoying a peaceful outlook through a double glazed window. The room benefits from a radiator and fitted wardrobes, providing both comfort and practical storage.

### Bedroom Three

A versatile rear-facing bedroom, ideally suited as a single room or compact double. The space benefits from a double glazed window providing natural light, along with a radiator, making it a comfortable and practical room for a variety of uses.

### Bathroom

A well-presented bathroom finished with fully tiled walls and vinyl flooring, offering a clean and practical space. The suite comprises a pedestal wash hand basin, low flush WC, and a bath with shower over.

The room also benefits from a radiator and a front-facing frosted double glazed window, providing natural light while maintaining privacy.

### Exterior

Accessed via a small gated cul-de-sac with manual gates, the property benefits from a generous driveway providing off-street parking for multiple vehicles.

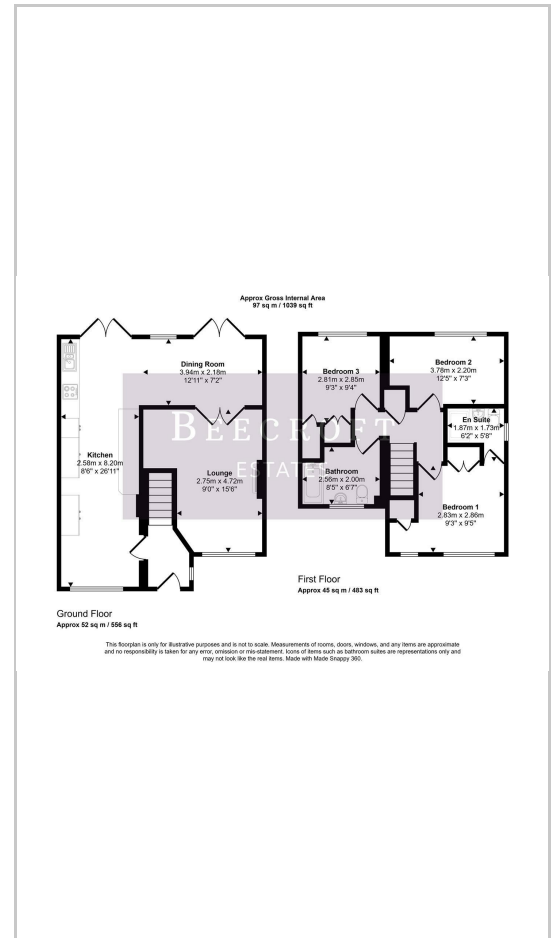
To the rear is a beautifully landscaped garden designed for both relaxation and entertaining, featuring a slate-tiled patio area, steps leading up to a raised decked seating area, and further planted borders alongside an artificial lawn for low-maintenance appeal.

In addition, there is a small outbuilding with double glazed patio doors, offering excellent potential for storage or use as a garden room. The garden also benefits from access to both sides of the property, enhancing practicality and convenience.

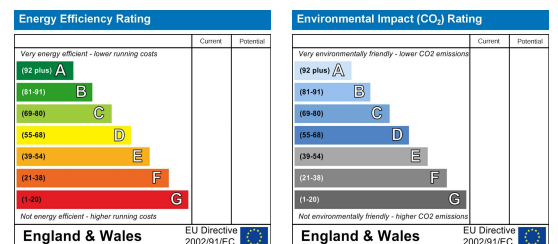
## Area Map



## Floor Plans



## Energy Efficiency Graph



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