BEECROFT
ESTATES

4 Little Stubbing

Wombwell, Barnsley, S73 8FG

Offers Over £180,000

4 2 1

A MODERN TOWN HOUSE IN A SOUGHT-AFTER LOCATION

This impressive modern town house offers spacious and well-presented accommodation arranged over three floors, providing versatile family living and being ready for the new owner to move straight into. Situated within a desirable small cul-de-sac of similar properties, the home enjoys a peaceful setting while being ideally positioned for the excellent range of amenities available in Wombwell, as well as providing convenient access for commuters.

The property benefits from off-road parking, an integral garage and an enclosed rear garden. Internally, the accommodation comprises a welcoming entrance hall, a stylish open-plan kitchen/diner with access to the garden, a generous lounge featuring a Juliette balcony, a family bathroom and four well-proportioned bedrooms. The impressive master bedroom is located on the top floor and boasts a large en-suite shower room, creating a private and comfortable retreat.

GROUND FLOOR

ENTRANCE HALL
A double-glazed entrance door provides access to the spacious and welcoming hallway, which benefits from a radiator and laminate flooring. A door from the hallway leads into the integral garage, while the staircase rises to the first-floor landing.

DINING KITCHEN
A spacious and modern kitchen/diner offering an excellent entertaining space with access to the rear garden and two rear-facing double-glazed windows allowing plenty of natural light to fill the room. The stylish black gloss fitted kitchen is well equipped and incorporates an integrated oven, hob and extractor, along with a fridge freezer, dishwasher and washing machine, providing both practicality and contemporary style.

DOWNSTAIRS WC
A useful ground floor cloakroom comprising a WC and wash hand basin, complemented by a radiator.

INTEGRAL GARAGE

FIRST FLOOR

LOUNGE
A spacious rear-facing lounge featuring double doors opening onto a Juliette balcony, allowing an abundance of natural light into the room. The space is further complemented by two radiators, creating a comfortable and inviting living area.

BEDROOM TWO
A good size front facing bedroom with a radiator and a double glazed window.

BEDROOM THREE
A front facing room with a double glazed window and a radiator.

HOUSE BATHROOM
A spacious family bathroom with a stylish white three piece suite with a thermostatic shower over the bath, a wash basin, WC and the room has a radiator and an extractor.

SECOND FLOOR

MASTER BEDROOM
A spacious top floor room with a large double glazed window, a radiator and with useful built in storage.

EN-SUITE
A spacious en-suite shower room which has built in airing/storage space and a suite comprising a shower cubicle, wash basin and WC. The room has a radiator, an extractor and there is a rear facing roof window.

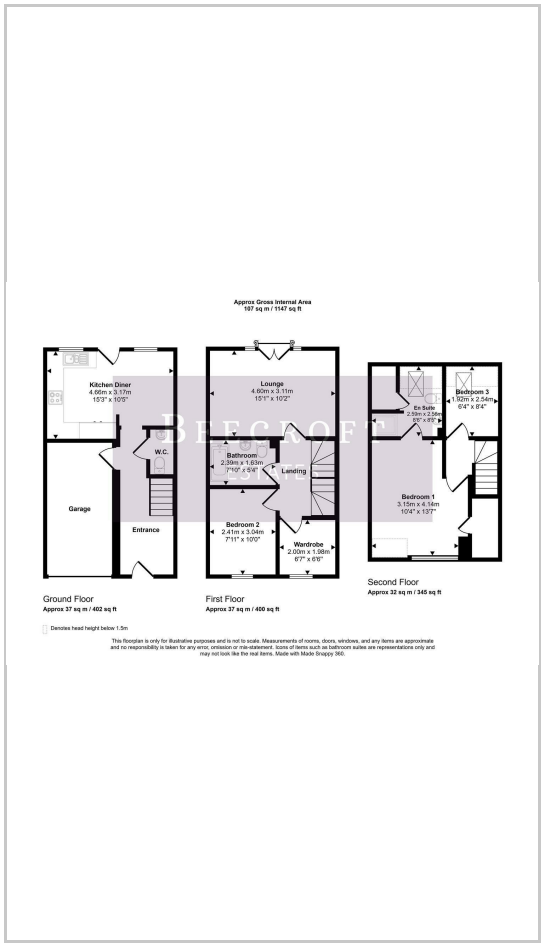
BEDROOM FOUR
A rear facing top floor room with a roof window and a radiator.

OUTSIDE
A lawned front garden, with a driveway providing off-road parking and access to the garage.

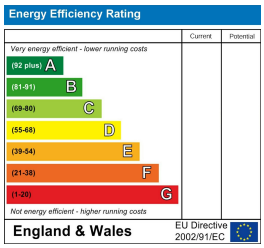
To the rear, the garden has been designed for ease of maintenance and features a paved area, timber decked seating area and gated access. The outdoor space is further enhanced by an outside tap, lighting and power socket, making it both practical and ideal for outdoor entertaining.

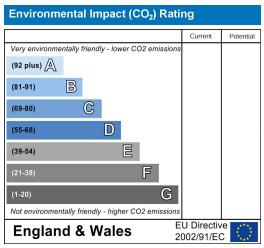
Area Map

Floor Plans



Energy Efficiency Graph





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