



Lundhill Drive Wombwell Barnsley S73 0WH
Guide Price £325,000

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GUIDE PRICE £325,000-£335,000 ** FREEHOLD ** Viewing is essential to appreciate the accommodation on offer of this four double bedroom, three bathroom detached family home which enjoys a lovely rear garden and benefits from off-road parking for three cars, an EV charging point, a garage and an outside bar. The property is set on a quiet well regarded residential development which is on the edge of open countryside, yet offers excellent road links for the daily commute with the popular market town of Wombwell close by and the popular village of Elsecar just a short driveaway.

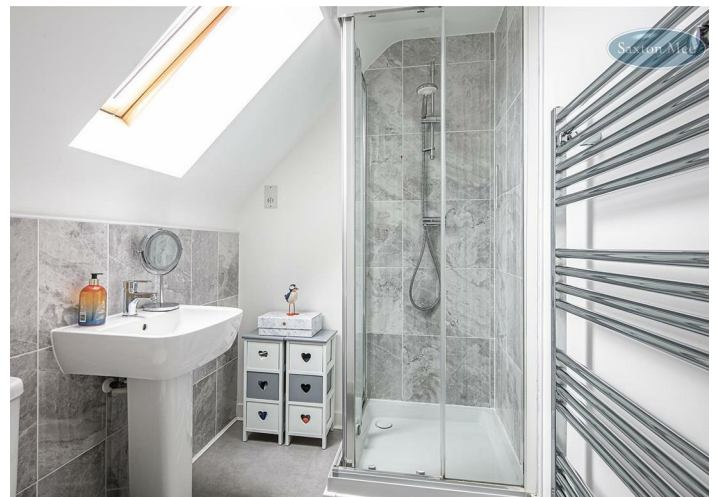
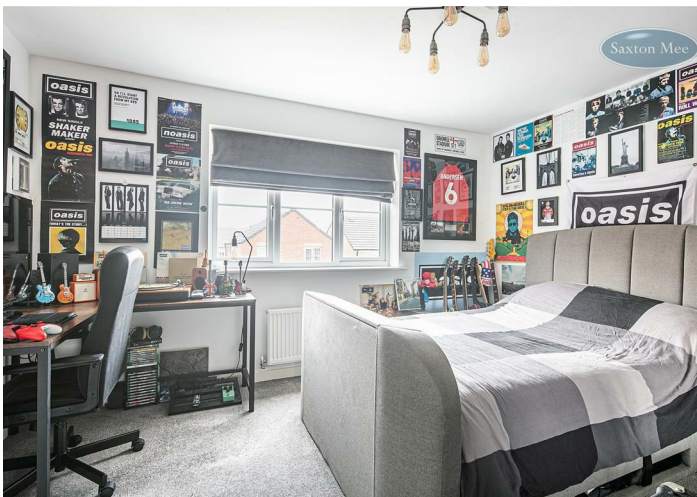
Set over three spacious levels, the beautifully presented living accommodation briefly comprises enter via a front door into an entrance hall with an under stair storage cupboard and a downstairs WC. From the hall, there is access to the lounge and the open plan kitchen/diner. The lounge is to the front aspect. The kitchen/diner has a modern and contemporary range of units with a contrasting Quartz work top which extends to a breakfast bar. There is a range of integrated appliances including a fridge, freezer, dishwasher, double electric oven, and a four ring ceramic induction hob with extractor above. Space for a dining table and chairs and uPVC French doors opening onto the rear garden, providing a perfect extension for indoor/outdoor dining. A door opens to the utility room with housing and plumbing for a washing machine, tumble dryer, the housed gas boiler and a side composite door.

The first floor consists of three bedrooms, the family bathroom and a storage cupboard. Bedroom two has fitted wardrobes and en suite shower room. Bedrooms three and four overlook the rear.

The second floor consists of the principle bedroom complete with fitted furniture and an en suite shower room. There are lovely views via the dormer window to the rear and a Velux to the front. Useful storage cupboard over the stairs.

- FOUR BEDROOM DETACHED PROPERTY
- BEAUTIFULLY PRESENTED THROUGHOUT
- LOUNGE, KITCHEN/DINER & UTILITY
- DOWNSTAIRS WC
- OFF-ROAD PARKING FOR THREE CARS
- DETACHED GARAGE
- LOVELY REAR GARDEN WITH OUTSIDE BAR
- CLOSE TO AMENITIES
- EASY ACCESS TO THE DEARNE VALLEY PARKWAY





OUTSIDE

To the front of the property is an off-road parking space. A driveway providing two further parking spaces leads to the detached garage. The fully enclosed rear garden has a lawn, and wooden decking which wraps-around the garage. There is an outbuilding which is currently used as a bar and benefits from power and lighting.

LOCATION

Close-by is Cortonwood retail park which has all the essential shops and supermarkets. A short drive away and you are on Deane Valley Parkway which gives access to motorway links and leads to Sheffield, Barnsley centre and Doncaster. The local schools are also nearby being ideal for a family. At the end of the road is a sports field perfect for dog walkers.

MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band D. There is an Estate Charge of £124.91 per annum.

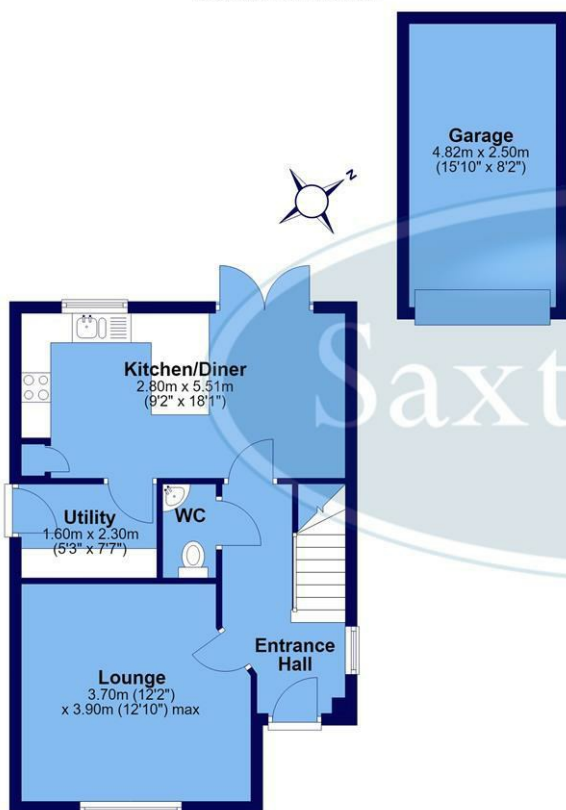
VALUER

Greg Ashmore MNAEA

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

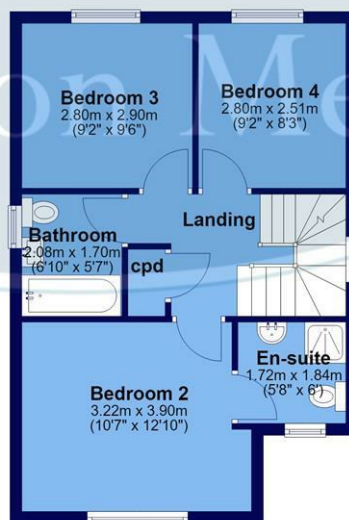
Ground Floor

Main area: approx. 43.3 sq. metres (466.3 sq. feet)
Plus garages, approx. 12.1 sq. metres (129.9 sq. feet)



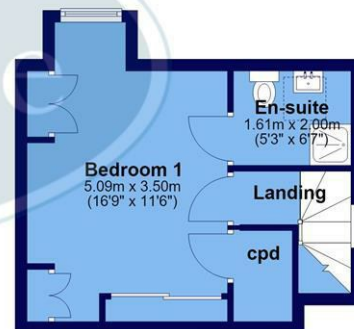
First Floor

Approx. 43.3 sq. metres (466.3 sq. feet)



Second Floor

Approx. 24.2 sq. metres (260.0 sq. feet)



Main area: Approx. 110.8 sq. metres (1192.5 sq. feet)
Plus garages, approx. 12.1 sq. metres (129.9 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		85	94
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
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