



## 6 Millmoor Court

Wombwell, Barnsley, S73 8AH

£225,000



This truly is an exceptional home, and anyone who views it will appreciate the quality and attention to detail throughout. Every aspect of the property has been meticulously designed and finished to an outstanding standard, from the high-quality karndean flooring throughout the ground floor, to smart LED lighting throughout the property.

The heart of the home is the stunning fully integrated kitchen, which has been thoughtfully extended to create a superb free-flowing living space, perfect for modern family life and entertaining. A beautifully private rear garden complete with a patio seating area, summerhouse, and space for a hot tub, creating the perfect setting for relaxing or hosting guests.

Further benefits include off-road parking, a sought-after location close to local amenities, and stylish, move-in-ready accommodation throughout. This is a genuine turnkey property where every detail has been carefully considered, allowing the next owners to simply unpack and enjoy their new home. Early viewing is essential to fully appreciate everything this outstanding property has to offer.



## GROUND FLOOR

### ENTRANCE HALL

The entrance hall is accessed via a composite entrance door and provides a welcoming introduction to the home. The space benefits from fitted storage and stairs rising to the first-floor landing, offering practical convenience and access to the upper accommodation.

### LOUNGE

This beautifully designed lounge offers a warm and inviting atmosphere, featuring a stylish recessed wall, ideal for displaying a decorative feature. A front-facing window fitted with elegant shutters allows plenty of natural light while providing privacy. Finished with quality flooring throughout, the room also benefits from a TV aerial point, creating the perfect space to relax and unwind.

### DINING ROOM

The dining room is a bright and spacious area featuring a rear-facing double-glazed window and a rear entrance door providing direct access to the garden. Being open plan with both the kitchen and lounge, it creates a superb free-flowing space ideal for modern family living and entertaining. Finished with quality flooring, the room offers ample space for a dining table and additional furniture.

### KITCHEN

This stunning fully integrated kitchen truly is the heart of the home, beautifully designed to combine style with practicality. It features a comprehensive range of wall and base units complemented by worktop surfaces incorporating a sink unit with mixer tap. Integrated appliances include a ceramic hob with a contemporary ceiling-mounted extractor, double ovens, microwave, dishwasher, full-height fridge, full-height freezer, and washing machine.

The kitchen flows effortlessly into the impressive sun room, creating a superb open-plan and versatile living space that is perfect for modern family life and entertaining. It also opens into the dining area, enhancing the sociable layout of the home. Completing this exceptional space is a handy pantry/herb cupboard, providing additional storage and convenience.

### SUN ROOM

## FIRST FLOOR

### LANDING

The landing area benefits from a side-facing double-glazed window, allowing natural light to flow through the space. It also offers fitted storage and access to the loft, providing additional practicality and useful storage options.

### BEDROOM ONE

A front-facing double bedroom featuring a double-glazed window and radiator, allowing for both natural light and comfort. The room offers ample space for a range of bedroom furniture, making it a versatile and well-proportioned living space.

### BEDROOM TWO

A further double bedroom featuring a rear-facing double-glazed window, providing pleasant natural light and a private outlook. The room benefits from a walk-in style wardrobe area concealed by a curtain, along with a radiator for comfort, making it a practical and well-presented space.

### BEDROOM THREE

A generously proportioned third bedroom which is currently utilised as a home office, offering excellent versatility to suit a range of needs. The room features a double-glazed window providing natural light, a radiator for comfort, and fitted storage, making it a practical and adaptable space.

### BATHROOM

A modern three-piece suite comprising a double shower cubicle, WC, and wash hand basin. The room is fully tiled throughout, offering a sleek and contemporary finish, and benefits from a window with obscure glazing, allowing natural light while maintaining privacy.

## OUTSIDE

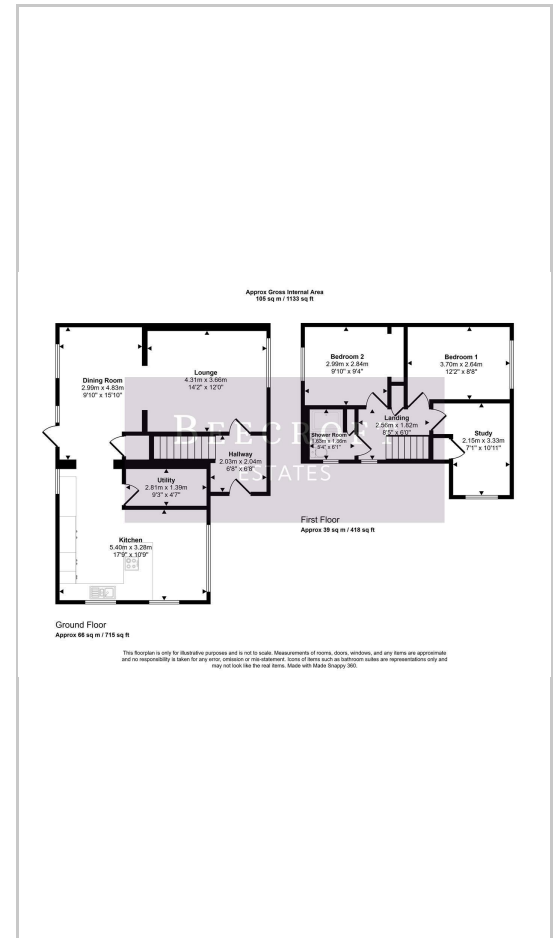
To the front of the property is a driveway providing off-road parking, along with gated access to the rear which can be secured with a padlock for added peace of mind.

To the rear is a beautiful, low-maintenance and extremely private garden, featuring a variety of shrubs and borders that create a pleasant and established outdoor setting. There is a patio seating area ideal for outdoor dining and entertaining, along with space for a hot tub, and a summerhouse providing additional versatile outdoor accommodation.

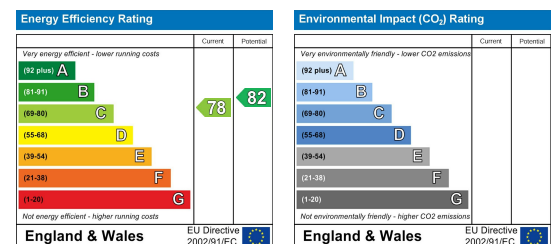
## Area Map



## Floor Plans



## Energy Efficiency Graph



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