



1 Woodroyd Gardens, Wood Walk, Wombwell, S73 0HB

£625,000

In the serene Woodroyd Gardens, off the popular Wood Walk in Wombwell, this exceptional detached house offers a unique blend of spacious living and modern comforts.

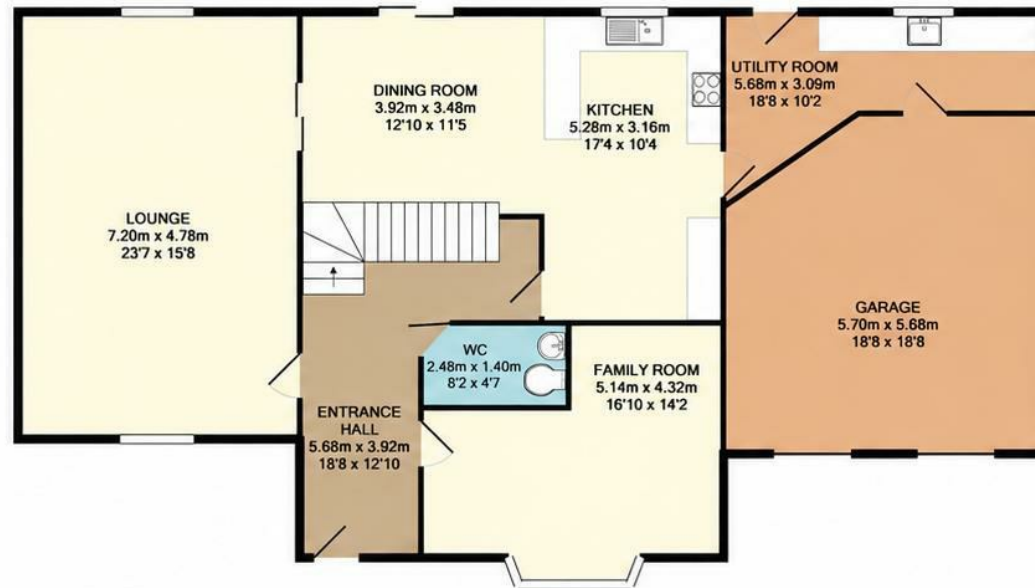
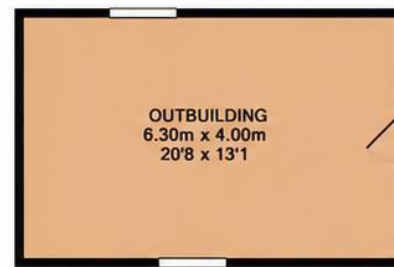
Stepping through the welcoming entrance hall, you are drawn into the impressive open-plan kitchen and dining area, designed to be the true heart of the home. Finished to a high standard, the contemporary kitchen boasts an abundance of storage and an impressive range of integrated appliances, including multiple ovens and microwaves, with even more premium features to discover upon viewing. The spacious dining area provides the perfect setting for family meals and entertaining, while the separate utility room offers additional storage and further integrated appliances, enhancing the practicality of this exceptional home.

The property features two beautifully appointed living rooms, perfect for both relaxation and entertaining, along with a convenient downstairs WC. Ascending to the upper floor, you will find four generously sized double bedrooms, each with its own en suite bathroom. Two of these bedrooms also benefit from dressing rooms, providing an added touch of luxury and convenience.

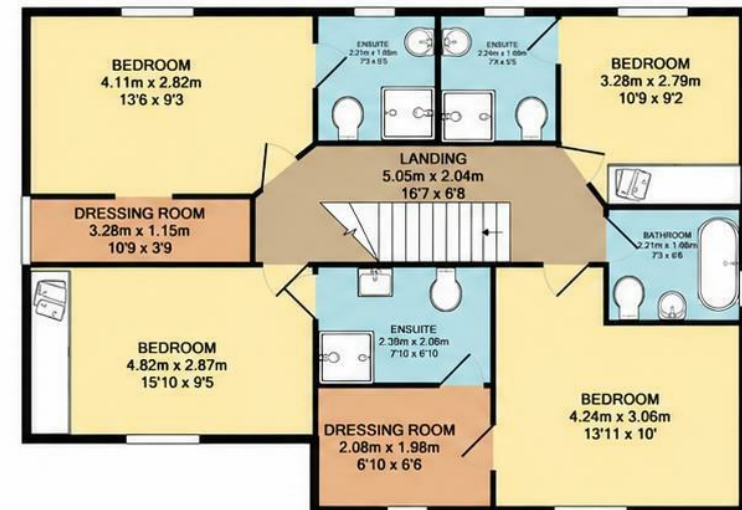
Outside, the property continues to impress with a large, tranquil garden that offers a woodland feel, perfect for enjoying peaceful moments or hosting gatherings. An outhouse provides versatile space for various uses, whether it be a home office, gym, or additional storage. The double garage and driveway accommodate multiple vehicles, ensuring ample parking for residents and guests alike.

Situated in a desirable location, this home is close to local amenities, making it an ideal choice for families or anyone seeking a comfortable lifestyle. This remarkable property truly is a dream home, offering a rare opportunity to enjoy spacious living in a sought-after area. Don't miss your chance to make this stunning house your own.

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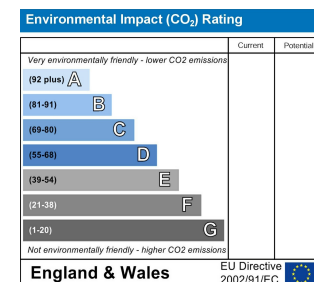
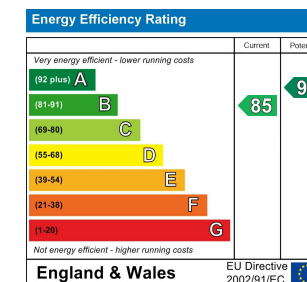
GROUND FLOOR
APPROX. FLOOR
AREA 124.3 SQ.M.
(1338 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 97.7 SQ.M.
(1051 SQ.FT.)

TOTAL APPROX. FLOOR AREA 236.9 SQ.M. (2550 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Entrance Hall

Lounge
23'7" x 15'8"

Kitchen
17'3" x 10'4"

Dining Room
12'10" x 11'5"

Family Room
16'10" x 14'2"

Utility Room
18'7" x 10'1"

Downstairs WC

Landing

Bedroom 1
13'10" x 10'0"

Dressing Room
6'9" x 6'5"

En Suite
7'9" x 6'9"

Bedroom 2
15'9" x 9'4"

Bathroom
7'3" x 3'5"

Bedroom 3
13'5" x 9'3"

En Suite
7'4" x 3'5"

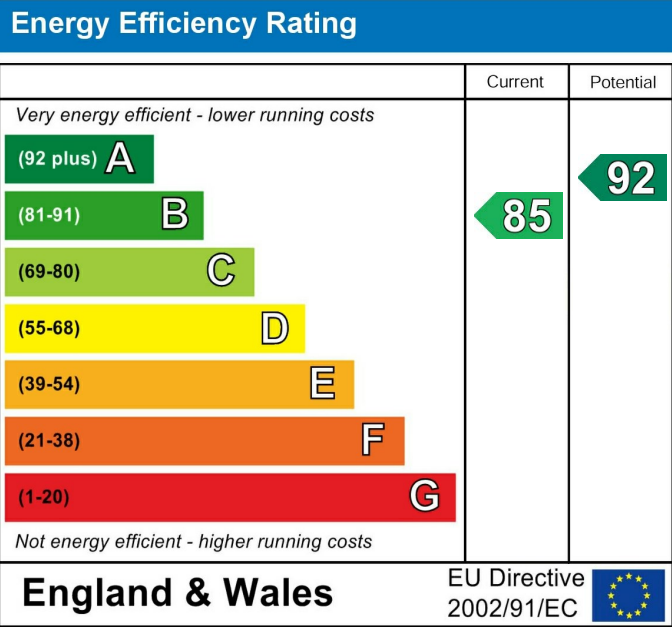
Dressing Room
10'9" x 3'9"

Bedroom 4
10'9" x 9'1"

En Suite
7'4" x 3'6"

Double Garage
18'8" x 18'7"

Outbuilding
20'8" x 13'1"



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.









