



BEECROFT  
ESTATES

## 22 Low Croft

Wombwell, Barnsley, S73 0DX

£290,000



A truly stunning four-bedroom detached family home, beautifully presented throughout and occupying a tucked-away position at the bottom of a small cul-de-sac on this highly sought-after development. Offering spacious and versatile accommodation, this exceptional property is ideal for growing families looking for a home ready to move straight into.

Internally, the property boasts a larger than average lounge, a stylish breakfast kitchen perfect for modern family living, with the former garage having been converted to create a spacious dining room. There is also a practical utility room, providing excellent functionality for family life. To the first floor are four well-proportioned bedrooms and a contemporary family bathroom, offering ample space for the whole family.

Externally, the property enjoys ample off-road parking to the front, while to the rear is a generous enclosed garden backing onto woodland, providing a good degree of privacy and a peaceful setting, perfect for relaxing or entertaining.

Conveniently located close to local amenities, supermarkets and highly regarded schools, the property also benefits from excellent transport links, with the train station just a five-minute drive away and easy access to



GROUND FLOOR

ENTRANCE HALL

A spacious and welcoming entrance hall providing access to all downstairs rooms, with stairs rising to the first-floor landing.

LOUNGE

A well-proportioned lounge benefiting from an abundance of natural light via the rear double glazed window and French-style doors leading out to the garden. The room also features a TV aerial point and a useful built-in toy storage area.

DINING ROOM

Formerly the garage, this versatile front-facing reception room offers a flexible additional living space. The room benefits from a double glazed window, laminate flooring and a door providing access to the utility room.

BREAKFAST KITCHEN

Fitted with a range of wall and base units, worktop surfaces incorporating a sink unit with mixer tap, integrated oven, hob and extractor hood. The kitchen also benefits from an integrated fridge freezer, providing a practical and modern space for everyday living. There is a breakfast seating area, front-facing double glazed window and side entrance door.

UTILITY ROOM

Having useful storage space for coats and shoes, along with plumbing facilities for appliances, providing a practical and functional area for everyday living.

DOWNSTAIRS WC

Fully tiled and fitted with a low flush WC and vanity wash hand basin. The room also benefits from a double glazed window with obscure glazing.

FIRST FLOOR

LANDING

A spacious landing area providing access to the bedrooms and bathroom, with useful storage space and loft access.

MASTER BEDROOM

A good-sized master bedroom featuring a double glazed window, fitted wardrobes and a door providing access to the en-suite.

EN-SUITE

A three-piece suite comprising a shower cubicle, low flush WC and wash hand basin. The room also benefits from a double glazed window with obscure glazing and a heated towel rail.

BEDROOM TWO

A well-proportioned bedroom featuring a double glazed window and radiator.

BEDROOM THREE

Again, a good-sized third bedroom benefiting from a double glazed window and radiator.

BEDROOM FOUR

Currently utilised as an office space, this versatile room offers excellent flexibility and could also be used as a fourth bedroom. A good-sized room providing an ideal space for a single bedroom, home office or additional reception area.

FAMILY BATHROOM

A modern family bathroom comprising a bath with shower over, low flush WC and wash hand basin. The room also benefits from a double glazed window with obscure glazing and a radiator.

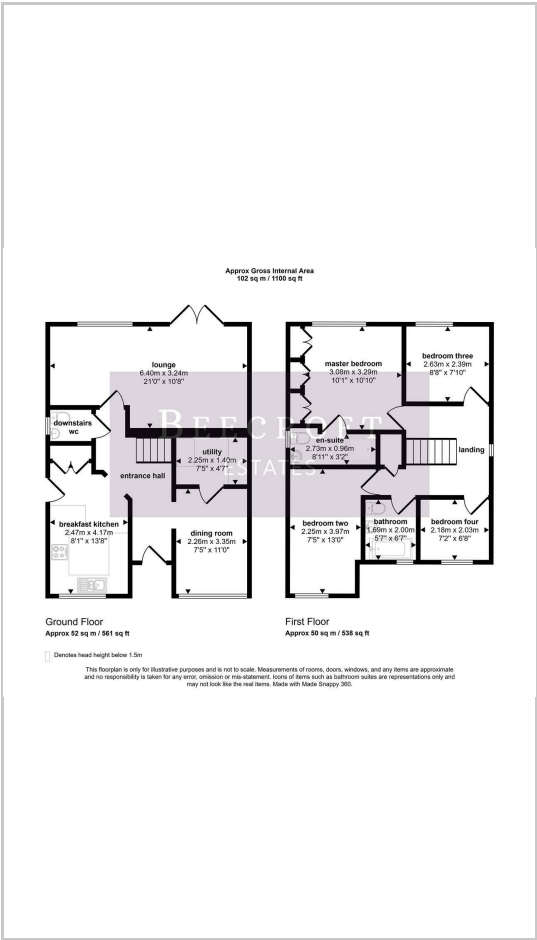
OUTSIDE

To the front of the property is a low-maintenance garden area providing ample off-road parking. A pathway runs to the rear where there is a private enclosed garden featuring a lawned area, patio seating area, pebbled section and a useful shed. The garden enjoys a pleasant outlook, backing onto woodland and offering a good degree of privacy.

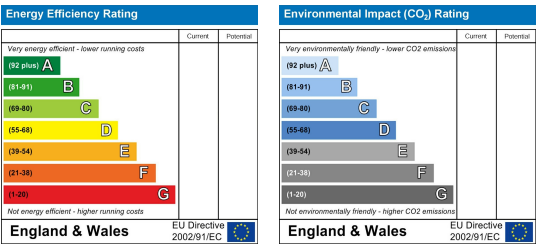
Area Map



Floor Plans



Energy Efficiency Graph



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