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20 Woodbourn Gardens, Wombwell, Barnsley, S73 8FJ



# 20 Woodbourn Gardens, Wombwell, Barnsley, S73 8FJ

## Offers In The Region Of £175,000

In the heart of Wombwell, this impressive detached three-storey home combines modern design with practical living. Offering spacious rooms filled with natural light and thoughtfully planned accommodation across three floors, it provides the perfect balance of comfort and style for families or professionals alike.

Offering spacious and versatile living across three floors, this detached property boasts a sleek modern kitchen with ample counter space, overhead cabinets, and an integrated extractor fan. The practical downstairs bathroom is cleverly tucked beneath the stairs, featuring a sink, toilet, and laminate flooring.

The second floor presents a bright and spacious lounge with fitted carpets, a large window, and a wall-mounted radiator, alongside two well-appointed bedrooms — including a generous double and a compact study currently used as a home office.

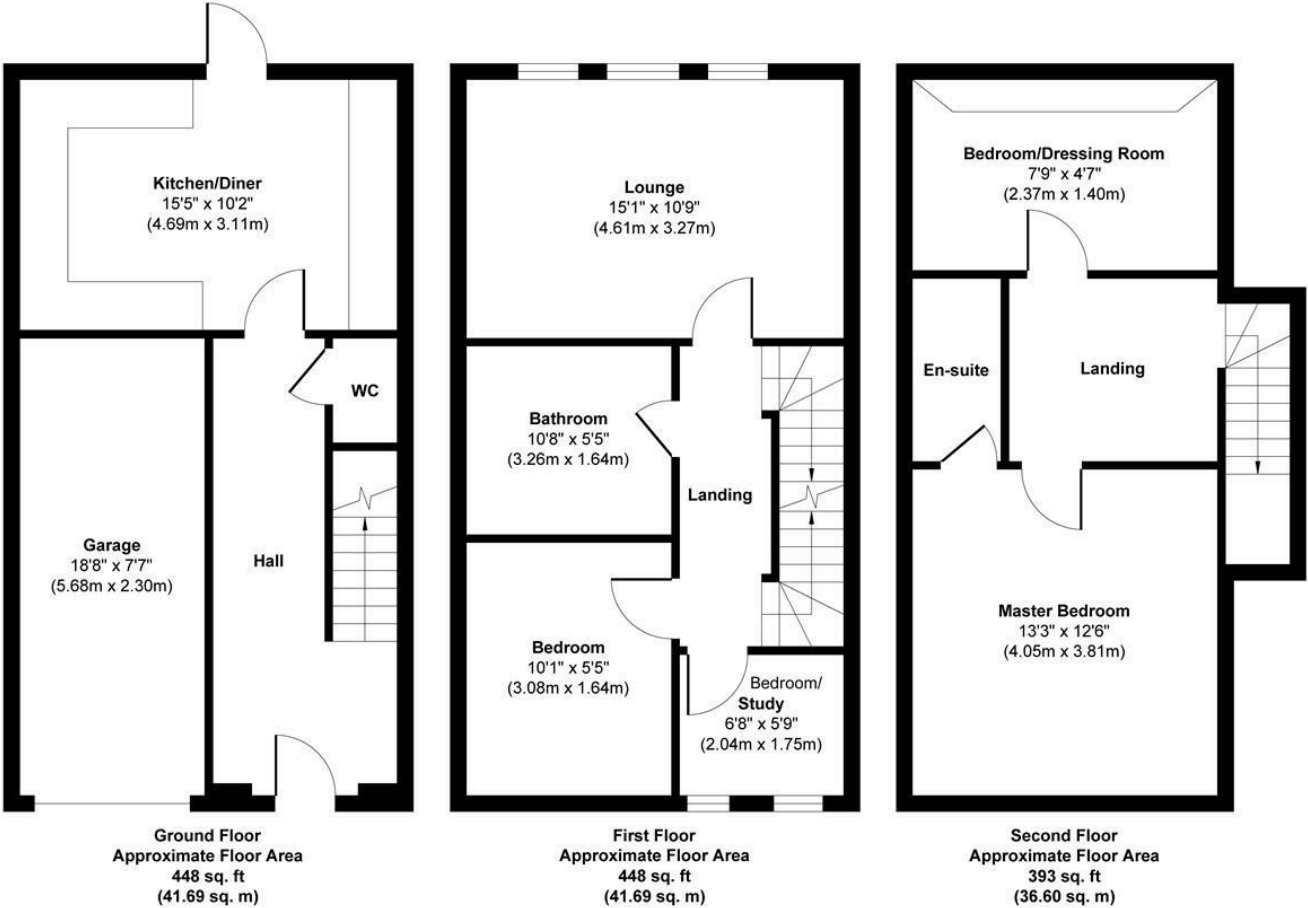
Upstairs, the main bedroom benefits from fitted carpets and a private en-suite featuring a Velux window, tiled flooring, and a corner standing shower. A fourth bedroom/dressing room with fitted wardrobes and a Velux window completes the accommodation.

Outside, the fully fenced garden offers a lush grass area and a charming cobblestone dining space, perfect for entertaining. Additional features include off-street parking with a private garage and driveway, ensuring convenience and security.

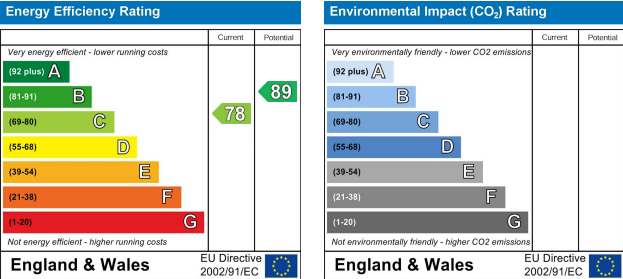
With an EPC rating of C and situated in a sought-after Wombwell location, this home is an ideal choice for growing families or professionals seeking comfort and style.

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Woodbourn Gardens



**Approx. Gross Internal Floor Area 1289 sq. ft / 119.98 sq. m**  
Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property



**Kitchen/Diner**

15'4" x 10'2"

This bright and contemporary kitchen features sleek white cupboards that create a clean, minimalist aesthetic. Ample counter space offers plenty of room for meal preparation, while overhead cabinets provide generous storage for all your culinary essentials. The integrated extractor fan adds both function and flair, maintaining a fresh atmosphere. With a designated dining area, this kitchen is perfectly suited for both casual family meals and entertaining guests.

**Garage**

The property benefits from a private garage and generous driveway space, providing convenient off-street parking.

**Downstairs bathroom**

The downstairs bathroom is neatly tucked beneath the stairs and features a toilet, sink, wall-mounted radiator, and easy-to-maintain laminate flooring, offering both practicality and efficient use of space.

**Lounge**

10'8" x 15'1"

Located on the second floor, the lounge is a spacious and inviting area, complete with fitted carpets, a large window that fills the room with natural light, and a wall-mounted radiator for year-round comfort.

**Bedroom one**

10'1" x 8'7"

The first bedroom, situated on the second floor, is a well-proportioned double room featuring fitted carpets, a window allowing in natural light, a wall-mounted radiator, and ample space for storage.

**Bedroom two**

6'8" x 5'8"

The second bedroom is a compact yet versatile space, featuring fitted carpets, white walls, a small window, and is currently used as a study—ideal for a home office or single bedroom.

**Bathroom**

10'8" x 5'4"

The main bathroom boasts stylish tiled flooring, a spacious standing shower, and modern spotlights that create a bright and contemporary feel.

**Bedroom three/Master**

12'5" x 13'3"

The master bedroom is a generous double room featuring fitted carpets, a large window for natural light, and the added luxury of a private en-suite bathroom.

**En-suite**

The en-suite bathroom features a Velux window that fills the space with natural light, tiled flooring for a sleek finish, and a convenient corner standing shower.

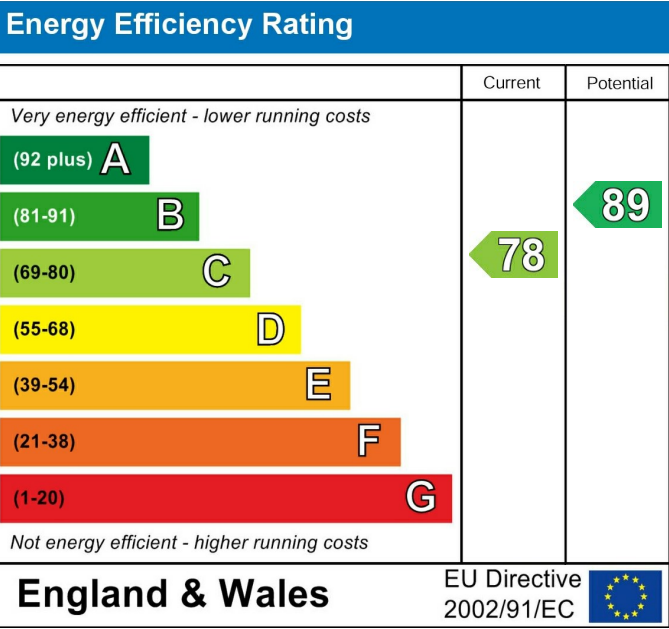
**Bedroom four/Dresser**

7'9" x 4'7"

Bedroom four, currently used as a dressing room, is a compact space featuring fitted wardrobes, fitted carpets, and a Velux window, making it a practical and stylish addition to the home.

**Garden**

The garden is fully fenced for privacy and security, featuring a well-maintained grass area alongside a cobblestone section that currently serves as a charming outdoor dining space.



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.











