



## Kingfisher Drive

Wombwell, Barnsley, S73 0UY

Offers In The Region Of £210,000

 4  2  1  TBC

- FOUR BEDROOM END TEARRACE PROPERTY
- BEAUTIFUL ENCLOSED REAR GARDEN
- DOWNSTAIRS WC
- GOOD COMMUTE LOCATION
- EPC RATING: TBC
- LARGE DRIVEWAY
- MASTER BEDROOM WITH ENSUITE
- OFFICE
- CCTV
- COUNCIL TAX BAND: C

# Kingfisher Drive

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TAKE A LOOK AROUND THIS SPECTACULAR 4 BEDROOM END TERRACE PROPERTY SITUATED WITHIN A SOUGHT AFTER NEWLY BUILT ESTATE, IN WOMBWELL. The property is prominently set in a large plot, a good commuter location with direct roads leading to the A1, Doncaster, Rotherham, and Barnsley, close to local amenities and surrounded by reputable schools. This fabulous property boasts generous dimensions, a flexible layout, tasteful décor throughout, modern fixture and fittings, sizeable garden and large driveway providing off road parking. Briefly comprising entrance hall, lounge, kitchen/diner, office, downstairs WC, master bedroom with en-suite shower room, three further bedrooms and family bathroom. Book now to avoid disappointment!

## ENTRANCE HALL

Step through this homes composite door into the entrance hallway. Having perfect cloakroom space, comprising of vinyl flooring and wall mounted radiator with doors leading to the lounge area, kitchen diner, downstairs WC and bedroom four. Carpeted stairs leading to first floor.

## LOUNGE

16'7" x 15'3" including bay window (5.05m x 4.65m including bay window)

An elegant living space, boasting neutral décor with generous amount of space for furniture. Drenched in natural light through a large uPVC bay window having uPVC French doors leading out into the beautiful rear garden, making this the perfect room for entertaining friends and family. Comprising of carpet flooring with wall mounted radiator, aerial point and telephone point in place.

## KITCHEN DINING ROOM

9'8" x 14'3" (2.95m x 4.34m)

Beautiful family kitchen/diner, having large uPVC bay window to the front letting in natural light and adding a feature to this space, with an array of wall and base units fitted providing storage space, contrasting work surface over, stainless steel sink, drainer and matching mixer tap, integrated electric oven, four ring gas hob and extractor fan over, under counter space and plumbing for both washing machine and dryer, wall mounted radiator and ample space for a dining table allowing you the room to entertain family and friends.

## BEDROOM FOUR

8'1" x 9'9" (2.46m x 2.97m)

Here we have what used to be the garage, now being converted into an added bedroom to the property. Having carpet flooring, wall mounted radiator and uPVC window to the front. Plenty of space for bedroom furniture.

## DOWNSTAIRS WC

2'8" x 5'5" (0.81m x 1.65m)

A handy addition to any busy household, comprising white low flush WC, wash hand basin, tiles to wall and flooring with wall mounted towel rail.

## FIRST FLOOR LANDING

Spacious landing with doors leading to bedroom two and three and family bathroom. Having built in cupboard, plus a lobby area with front facing uPVC window, wall mounted radiator and staircase to the master bedroom.

## BEDROOM TWO

10'04" x 13'3" (3.15m x 4.04m)

A large double bedroom benefiting from uPVC windows overlooking the rear garden. Having modern décor with carpet flooring and wall mounted radiator.

## BEDROOM THREE

10'13" x 12'1" (3.05m x 3.68m)

A further good sized bedroom comprising of carpet flooring, wall mounted radiator and front facing uPVC window. Plenty of space for bedroom furniture.

## BATHROOM

6'4" x 9'6" (1.93m x 2.90m)

The tranquil family bathroom is partially tiled to walls with vinyl flooring made for easy cleaning. Being fitted with three piece suite in white. Comprising of low flush WC, vanity wash hand basin with storage underneath and panelled bath. Vinyl flooring with wall mounted radiator and frosted uPVC window to the rear. Handy storage cupboard located in the corner housing the new combi boiler.

## MASTER BEDROOM

16'8" x 18'2" (5.08m x 5.54m)

One of the many wow factors of this home is the master bedroom located on the top floor, with vast amounts of space and can easily hold a queen sized bed as well as other furniture if needed, a dormer window to the front aspect and uPVC window to the side elevation with built in wardrobe having sliding mirrored doors. Carpet flooring with wall mounted radiator and further door leading to the en-suite.

## ENSUITE

7'9" x 5'1" (2.36m x 1.55m)

A further spacious and modern en-suite being part tiled for easy clean, low flush WC, wash hand basin, shower cubicle and heated towel rail. Benefiting from skylight window allowing in the light.

## OFFICE

8'1" x 5'8" (2.46m x 1.73m)

Handy space for any family, currently being used as an office but can be used as you wish. Comprising of neutral décor with uPVC door leading to enclosed rear garden.

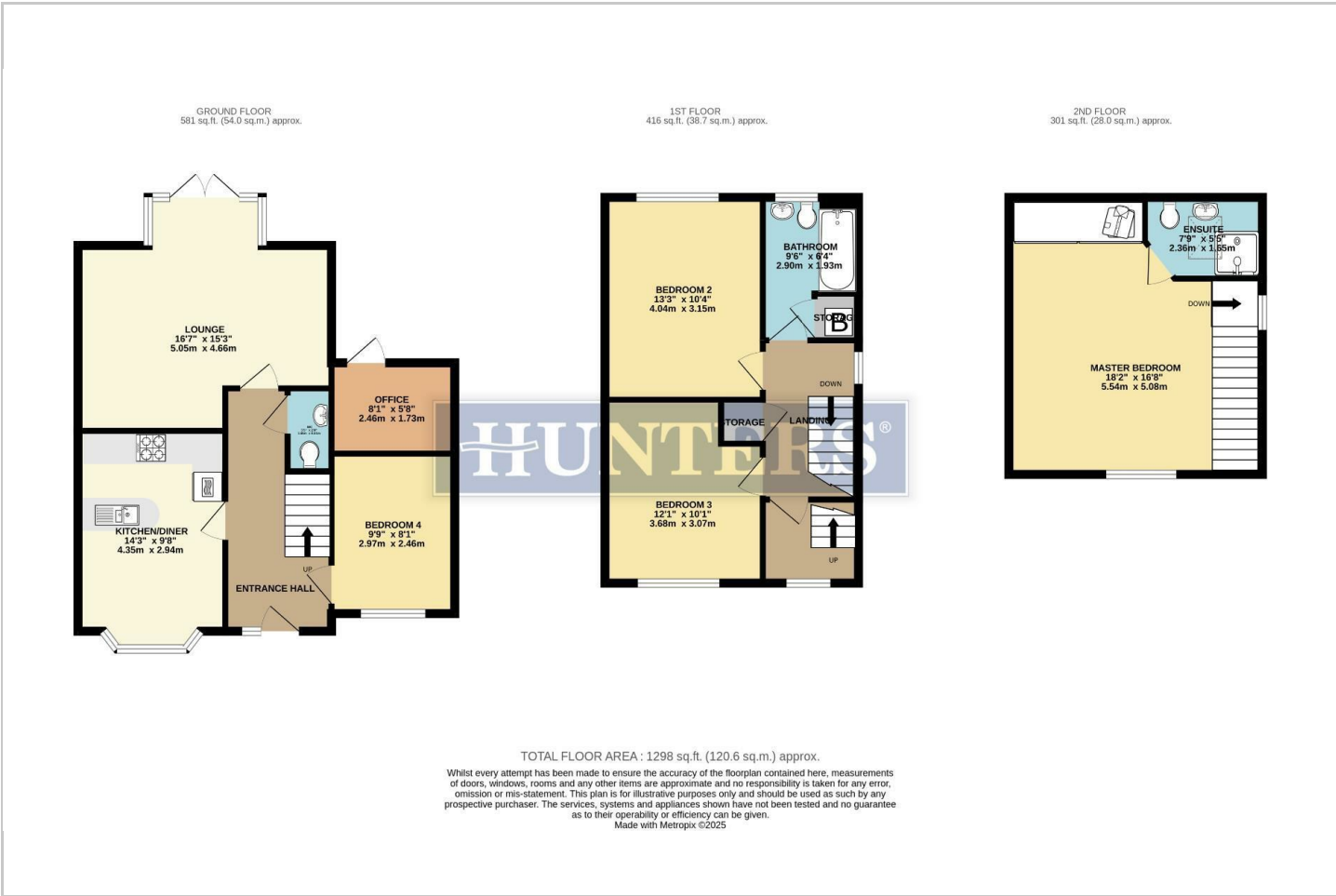
## EXTERIOR

The front of the property has great kerb appeal. Having large blocked paved driveway leading to the front entrance door creating off street parking for up to three vehicles.

To the rear is a large well landscaped enclosed garden area. Having large beautifully presented decked patio area ideal for entertaining in the summer months as well as generous sized lawn area with high fencing with plants and shrubs adding to the beauty and privacy of the garden.



Floorplan











## Energy Efficiency Graph



## Viewing

Please contact our Hunters Dearne Valley - Rotherham North Office on 01709 894440 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





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. THINKING OF SELLING? 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.

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