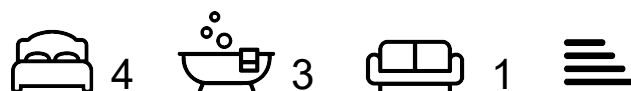




Rectory Close

Wombwell, Barnsley, S73 8EY

Guide Price £290,000 - £300,000



- FOUR BEDROOM DETACHED FAMILY HOME
- ENCLOSED SPACIOUS REAR GARDEN
- GENEROUS DIMENSIONS THROUGHOUT
- GOOD COMMUTE LOCATION VIA ROAD OR RAIL
- EPC RATING TBC
- OFF ROAD PARKING WITH DRIVE AND GARAGE
- MODERN FIXTURE AND FITTINGS
- CLOSE TO ALL LOCAL AMENITIES
- GCH / DG
- COUNCIL TAX BAND D

Rectory Close

Wombwell, Barnsley, S73 8EY

Guide Price £290,000 - £300,000



*** GUIDE PRICE £290,000 to £300,000 ***

Nestled in the charming area of Rectory Close, Wombwell, Barnsley, this splendid four-bedroom detached family home offers an ideal blend of comfort and convenience. With generous dimensions throughout, the property boasts modern fixtures and fittings that cater to contemporary living standards.

As you approach the residence, you will appreciate the off-road parking, which includes both a drive and a garage, providing ample space for vehicles and additional storage. The enclosed spacious rear garden is a delightful feature, perfect for family gatherings, outdoor activities, or simply enjoying a peaceful afternoon in the sun.

The location is particularly advantageous, being in close proximity to local amenities, ensuring that everyday necessities are just a stone's throw away. Furthermore, the property benefits from excellent transport links, making it a superb choice for those who commute.

This home is not just a place to live; it is a sanctuary for families seeking a harmonious lifestyle in a welcoming community. With its modern appeal and practical features, this property is sure to attract interest from discerning buyers. Do not miss the opportunity to make this wonderful house your new home.

Entrance Hall

Via a composite door this leads into the roomy entrance hall, well presented with neutral décor, wall mounted radiator, stairs rising to first floor, wooden flooring and doorway leading to lounge.

Lounge

18'11" x 12'02" (5.77m" x 3.71m")

Step inside the light and airy living space with large uPVC bay window to the front filling the room with natural light, decorated in relaxing tones with wall mounted radiator, wooden flooring, aerial point in place, doors then lead to under stairs storage and kitchen/diner.

Kitchen/Diner

18'00" x 20'05" (5.49m" x 6.22m")

The stunning open plan kitchen/dining room is the perfect spot to entertain family and friends with uPVC doors, windows and sky lights all facing the rear, really bringing the outdoors in and giving the beautiful views of the garden, the kitchen area has an array of modern wall and base units fitted providing storage, contrasting wood effect work surface over, dark coloured sink, drainer and stainless steel mixer taps, integrated electric oven and grill with induction hob and extractor fan over, integrated dish washer as well as fridge/freezer, wooden flooring flowing through to the diner, the dining space has ample room for a large dining table, wall mounted radiators finish this space with door then leading to utility.

Utility Room

5'03" x 6'09" (1.60m" x 2.06m")

This great added room with wall and base units matching the kitchen, wooden flooring and ceiling spot lights is perfect for a family and making daily life a little easier, this room also houses the combi boiler, has wall mounted radiator, uPVC door leading to the rear and side elevation with further internal doors leading to garage and WC.

Downstairs WC

5'04" x 3'00" (1.63m" x 0.91m")

Handy addition to any busy household, comprising of low flush WC, sleek wash hand basin with wooden under shelving, heated towel rail and uPVC frosted window to the rear elevation.

Landing

The roomy landing has access to the loft hatch which is partially boarded for added storage, with wall mounted radiator and doors leading to all bedrooms, family bathroom and airing cupboard.

Master Bedroom

13'08" x 12'02" (4.17m" x 3.71m")

The impressive master bedroom is beautifully presented and generously sized, flooded with natural light from large uPVC window to the front, built in wardrobes provide that extra storage we all crave, wall mounted radiator, aerial point and door to the ensuite.

En-suite

6'07" x 4'00" (2.01m" x 1.22m")

The sleek ensuite is a great spot to relax after a long day, comprising of shower unit with glass screen, low flush WC and wash hand basin, fully tiled for easy clean with heated towel rail to finish.

Bedroom Two

11'10" x 10'5" (3.61m" x 3.18m")

On par with the master the second bedroom could easily be used as the master bedroom if wanted, decorated in neutral tones with uPVC window facing the front, having built in wardrobes for extra storage, wall mounted radiator to finish.

Bedroom Three

11'07" x 10'08" (3.53m" x 3.25m")

Tastefully decorated the third bedroom is a spacious double or ideal child's bedroom, having uPVC window to the rear, ample space to add storage or furniture if needed wall mounted radiator.

Bedroom Four / Office

11'08" x 8'09" (3.56m" x 2.67m")

Another beautifully presented fourth bedroom or great home office space, with wall mounted radiator and uPVC window to the rear.

Family Bathroom

7'00" x 6'02" (2.13m" x 1.88m")

The family bathroom is the ideal spot to relax and unwind after a long day, having three piece suite fitted comprising of low flush WC, pedestal wash hand basin and bath with shower over and glass screen in place, splash back decorative tiles to walls, uPVC frosted window to the rear and wall mounted radiator.

Exterior

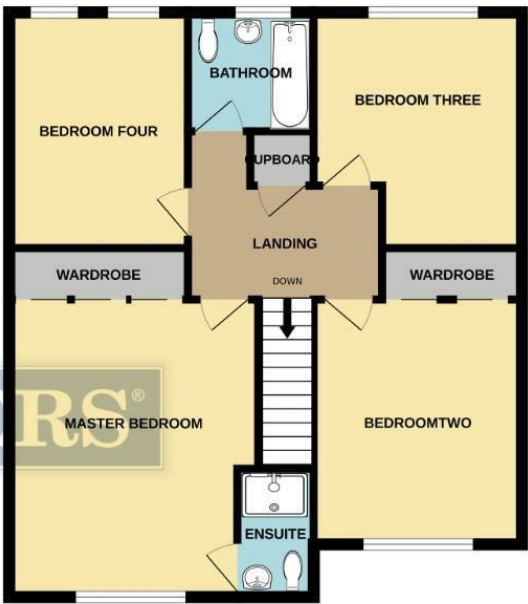
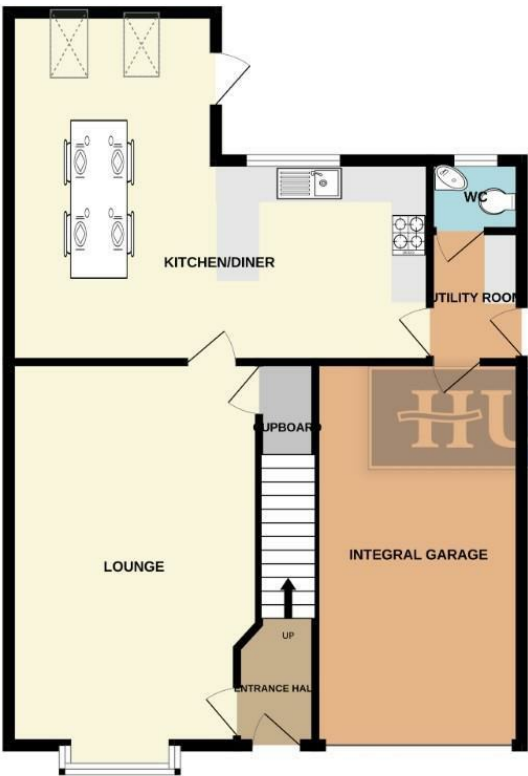
The front of the home oozes kerb appeal, with well maintained paved driveway for a couple of cars leading up to the front entrance and garage, electric car point to the front is another added bonus with access to the side and rear elevation, side lawn then adds a splash of colour to finish.

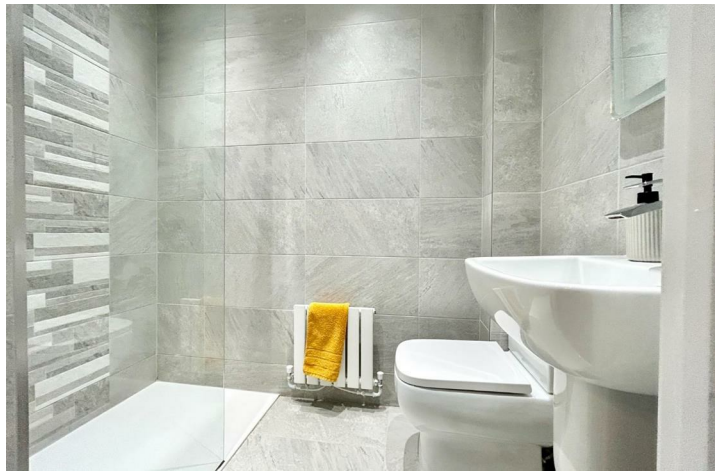
At the rear is a fully enclosed spacious garden, partly paved ideal for seating and enjoying the warmer weather, steps lead to a well maintained lawn, this really is a space all the family can enjoy.

Integral Garage

More secure off road parking or great storage space the garage can be accessed via an electric roller door at the front or internally via a door in the utility room, having power and lighting whilst also having space and plumbing for washing machine.

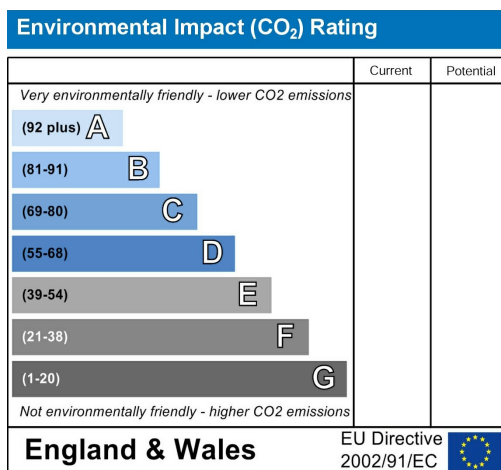
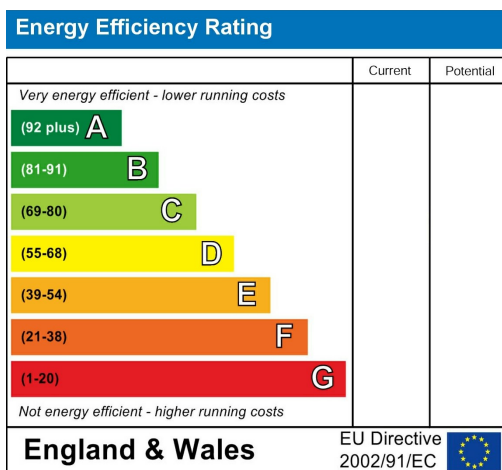
Floorplan







Energy Efficiency Graph



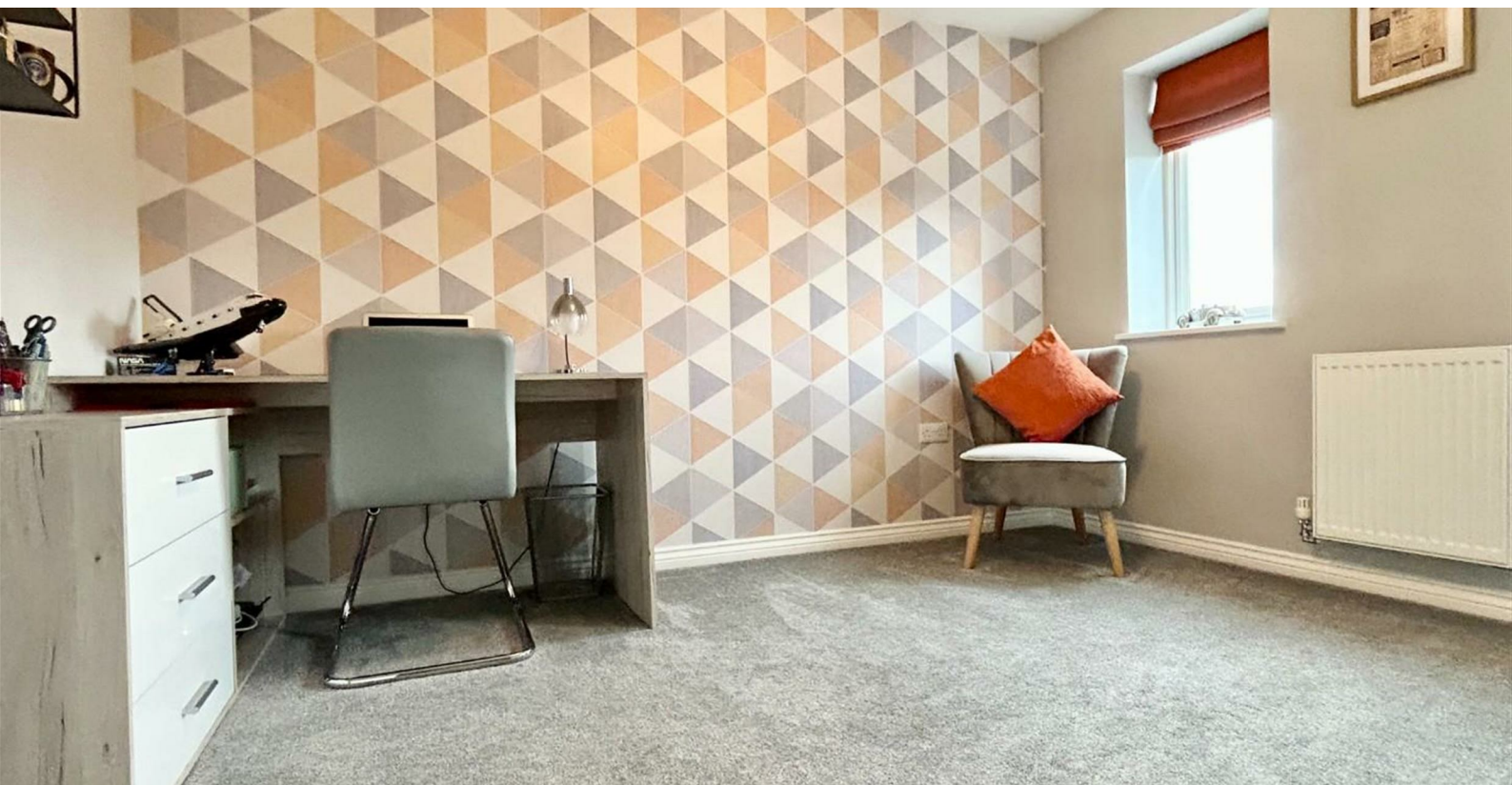
Viewing

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.

Unit 1b Onyx Retail Park, Wath Upon Dearne, S63 8FN
Tel: 01709 894440 Email: dearnevalley@hunters.com
<https://www.hunters.com>

