

# Saxton Mee

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Wood Walk Wombwell Barnsley S73 0NG  
Offers In The Region Of £485,000



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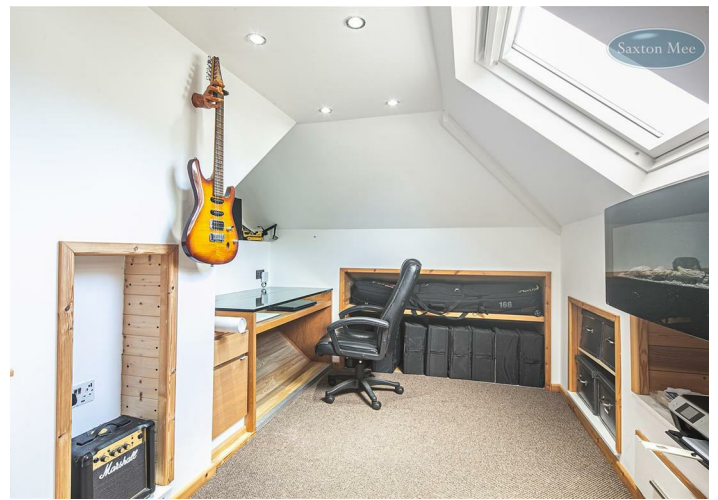
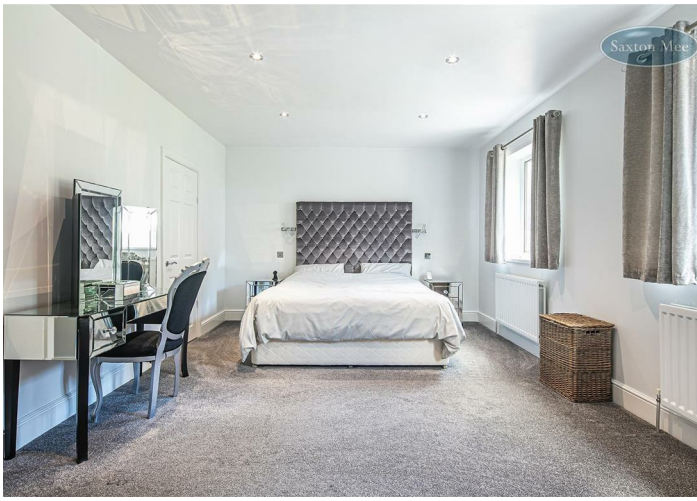
**\*\* NO CHAIN \*\*** Situated in this sought after area is this effectively extended, four bedroom, two bathroom detached property which enjoys a substantial rear garden and benefits from a driveway providing ample off-road parking, uPVC double glazing and gas central heating.

Tastefully decorated in neutral tones, the beautifully presented living accommodation briefly comprises: enter via a front composite door into the entrance hall with Oak flooring, an under stair storage cupboard and a downstairs WC. Access into the lounge, the dining room and the kitchen. The lounge has a bay window allowing natural light and a feature fireplace. The dining room has a feature fire and a large opening into a family room and the kitchen/breakfast area. The kitchen has a modern range of units with a Maia worktop which incorporates the sink and drainer. Integrated appliances include a double electric oven, microwave oven, dishwasher along with space for a American style fridge freezer. A lovely feature of the room is the central island with breakfast bar and this incorporates the ceramic hob with extractor above. The family room has four bi-fold doors which allow lots of light to flow through the room and these open onto the rear garden, providing a perfect extension for indoor/outdoor dining. There is a uPVC rear entrance door and tiling to the floor with underfloor heating. From the kitchen, there is a access to a utility room with housing and plumbing for a washing machine, sink and drainer and the gas boiler.

From the entrance hall, a staircase rises to the first floor landing with access into the four bedrooms and the family bathroom. The superb main bedroom has an en suite shower room, a walk-in wardrobe/dressing room and pull-down ladders rising to an occasional/multi-purpose room. Bedroom two and three have fitted wardrobes. The four piece suite bathroom has a jacuzzi bath and large walk-in shower.

- VIEWING IS ESSENTIAL
- STUNNING, FOUR BEDROOM. TWO BATHROOM DETACHED PROPERTY
- LOUNGE WITH A BAY WINDOW
- OPEN PLAN KITCHEN & FAMILY ROOM
- MAIN BEDROOM WITH EN SUITE & WALK-IN WARDROBE/DRESSING ROOM
- FABULOUS REAR GARDEN
- DRIVEWAY PROVIDING AMPLE OFF-ROAD PARKING
- OCCASIONAL ROOM
- NO CHAIN / FREEHOLD
- PERFECT FOR COMMUTERS





## OUTSIDE

To the front is a large block-paved driveway providing ample off-road parking. Access down the side of the property leads to the substantial rear garden which is mostly laid to lawn. The garden also includes a garden shed, greenhouse, fruit trees, planted borders and a play house. There are also seating areas and patio, barbecue and pizza oven. From the rear of the garden a gate opens to direct access into Wombwell woods for dog walking and also has two walkable fishing ponds.

## LOCATION

The property is located in a desirable location, which is well served by public transport, there are plenty of shops and schools within easy reach and it's perfect for commuters with the Dearne Valley Parkway, M1 network and Wombwell train station all close by.

## MATERIAL INFORMATION

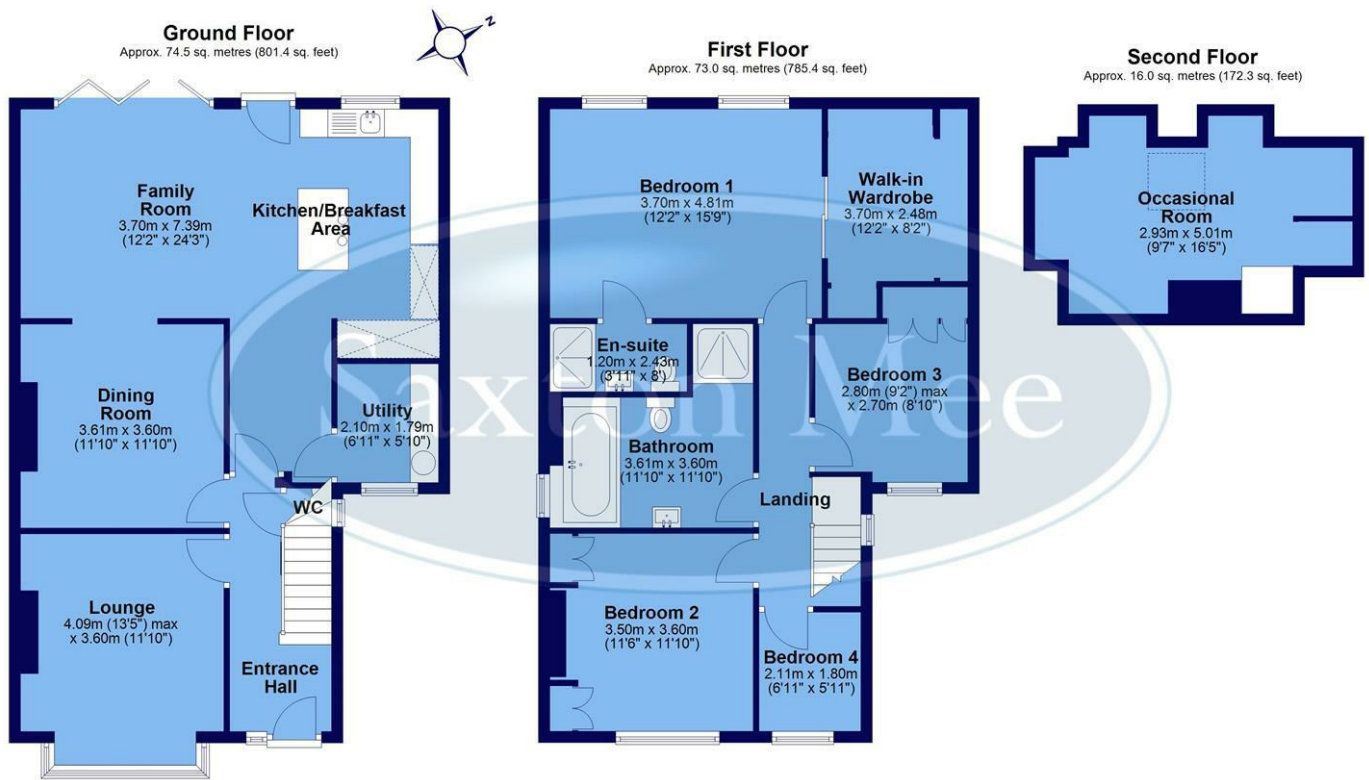
The property is Freehold and currently Council Tax Band D.

## VALUER

Greg Ashmore MNAEA

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

# Saxton Mee



Total area: approx. 163.4 sq. metres (1759.2 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths  
Plan produced using PlanUp.

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**Hillsborough**  
**Stocksbridge**

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[www.saxtonmee.co.uk](http://www.saxtonmee.co.uk)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-91)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		69	78
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-91)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		65	72
	EU Directive 2002/91/EC		