



# 15 Queens Gardens

Wombwell, Barnsley, S73 0EE

£220,000



Exceptional Family Home | Quiet Cul-de-Sac | Stunning Private Garden

Situated in a highly sought-after area of Wombwell and tucked away at the head of a peaceful cul-de-sac, this outstanding family home offers the perfect combination of space, style, and convenience.

From the moment you arrive, it's clear this is a property designed for modern family living. The spacious and versatile accommodation provides plenty of room for growing families, while the superb layout is ideal for entertaining guests and creating lasting memories.

A standout feature of this wonderful home is the spectacular private garden. Beautifully established with an abundance of colourful flowers, mature shrubs, and attractive planting, it offers a peaceful oasis away from the hustle and bustle. Whether you're hosting summer barbecues, enjoying al fresco dining, or simply relaxing in the sunshine, this fabulous outdoor space is sure to impress.



### Entrance Lobby

welcoming entrance hall providing access to the principal ground-floor accommodation, with stairs rising to the first floor.

### Dining Room/2nd Reception

A spacious front-facing reception room enjoying ample natural light, offering excellent versatility as a formal dining room, family room, or additional reception space.

### Lounge

A spacious and comfortable lounge, open-plan to the kitchen/dining area and providing access to the conservatory, creating an excellent flow for both everyday living and entertaining. The room benefits from two useful storage cupboards offering an abundance of storage space. The focal point of the room is an attractive fireplace with decorative surround, incorporating a brass-finished coal-effect gas fire.

### Kitchen/Diner

A fantastic open-plan kitchen/dining room, beautifully appointed with a range of contemporary high-gloss wall and base units and complementary work surfaces. The kitchen boasts a comprehensive range of integrated appliances, including a washing machine, fridge, freezer, dishwasher, double stainless-steel electric fan oven, four-ring gas hob with extractor hood above, and microwave. A one-and-a-half bowl porcelain sink with mixer tap adds both style and practicality. There is ample space for a dining table, making this an ideal area for family meals and entertaining guests. French doors provide direct access to the beautiful rear garden, creating a seamless connection between indoor and outdoor living spaces.

### Conservatory

A delightful conservatory providing excellent additional living space, perfect for relaxing and enjoying the pleasant outlook over the beautiful rear garden. Filled with natural light, this versatile room offers an ideal setting for year-round enjoyment.

### Landing

Provides access to the loft

### Master Bedroom

A generously proportioned front-aspect master bedroom featuring an extensive range of fitted wardrobes, providing a vast amount of hanging and storage space. This well-presented room offers a comfortable and practical retreat with space for additional bedroom furniture.

### Bedroom Two

A good-sized rear-aspect double bedroom benefiting from fitted wardrobes, providing useful storage while maintaining ample space for additional bedroom furniture. Enjoying a pleasant outlook to the rear, this is a bright and comfortable room.

### Bedroom Three

A well-proportioned rear-aspect double bedroom offering versatile accommodation and ample space for freestanding furniture and your own storage solutions. Enjoying a pleasant rear outlook, the room is ideal as a bedroom, guest room, or home office.

### Study

A versatile and useful space providing access to Bedrooms Two and Three. Offering flexibility to suit a variety of needs, this area could be utilised as a dressing room, home office, study area, or additional storage space.

### Bathroom

A fully tiled bathroom fitted with a panelled bath incorporating a shower attachment and glass shower screen, together with a low-flush WC. A side-aspect window allows for plenty of natural light and ventilation.

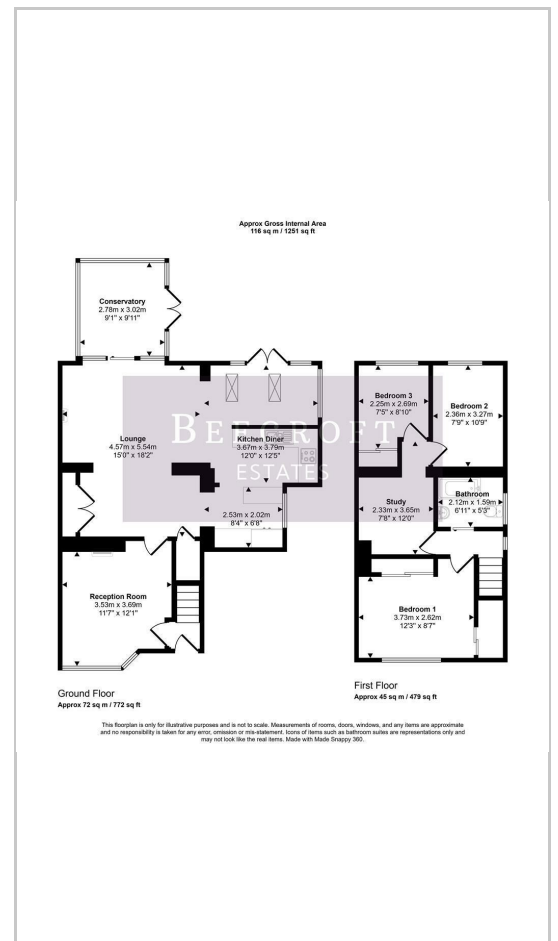
### Exterior

Greeting you at the front of the property is a driveway providing convenient off-road parking. To the rear, there is a fabulous enclosed tiered garden of generous proportions, beautifully landscaped with an abundance of colourful flowers, mature shrubs, and established planting. This attractive outdoor space offers an ideal setting for relaxation, gardening enthusiasts, and outdoor entertaining.

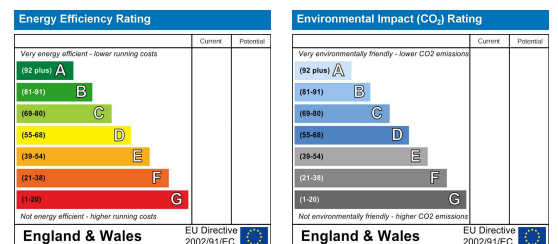
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Wombwell 6-8 Park Street, Wombwell, S73 0DJ

Tel: 01226 340110 Email: [info@beecroftestates.co.uk](mailto:info@beecroftestates.co.uk) [www.beecroftestates.co.uk](http://www.beecroftestates.co.uk)