



# 123 Cemetery Road

Hemingfield, BARNLEY, S73 0QH

£365,000

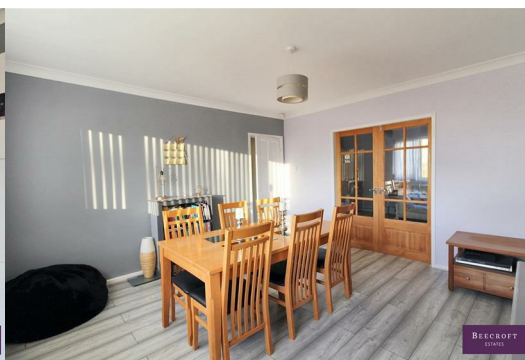


### Unique Four-Bedroom Dormer Bungalow with Stunning Views

This one-of-a-kind four double-bedroom dormer bungalow offers breathtaking views over Wentworth to the rear and provides spacious living throughout. Recently benefiting from a new roof, this property is an ideal family home, perfectly located in the heart of Hemingfield.

The bungalow boasts a detached garage and a lengthy driveway, providing ample off-road parking for multiple vehicles. To the rear, a well-maintained garden complements the home, offering a peaceful outdoor space to enjoy the picturesque views.

Conveniently situated, the property is within easy reach of motorway networks and the Dearne Valley Parkway, making it a prime location for commuters while still enjoying a serene village setting. This charming home is perfect for a family looking to settle in a sought-after area.



## GROUND FLOOR

### ENTRANCE HALL

A good size entrance having laminate flooring, storage and stairs which rise to the first floor landing.

### LOUNGE

This well-proportioned reception room is both inviting and functional, featuring a double-glazed window that allows natural light to fill the space. A feature electric fire adds a cozy focal point, while the TV aerial point and radiator enhance the room's practicality and comfort. Double doors lead seamlessly into the dining room, creating an open and versatile layout perfect for entertaining or family living.

### DINING ROOM

Set at the rear of the property, this room offers fantastic views stretching towards Wentworth through the double-glazed window, creating a serene and picturesque setting. The space is enhanced by laminate flooring, adding a modern touch, and a radiator ensures year-round comfort.

### BREAKFAST KITCHEN

The kitchen is well-equipped, comprising a range of wall and base units that provide ample storage, complemented by a worktop surface incorporating a sink unit with a mixer tap. There is space for a Range cooker, plumbing for a washing machine, and room for a fridge freezer, ensuring practicality and convenience. A rear-facing double-glazed window showcases stunning views, while French-style doors lead directly to the rear garden, enhancing the indoor-outdoor flow. A radiator adds comfort, making this a functional and inviting space for cooking and dining.

### MASTER BEDROOM

Situated at the front of the property, this spacious double bedroom offers comfort and convenience. It features a radiator for warmth and has direct access to the en-suite, adding a touch of practicality to this inviting space.

### EN-SUITE

The en-suite is fitted with a modern three-piece suite, comprising a shower cubicle, a wash hand basin, and a WC. It also features a chrome heated ladder rail for added comfort and an extractor fan to ensure proper ventilation, making this a practical and stylish addition to the bedroom.

### BEDROOM FOUR

Another spacious double bedroom, this room features a double-glazed window that offers lovely views to the rear, creating a peaceful and bright atmosphere. A radiator ensures comfort, making this a welcoming and versatile space.

## FIRST FLOOR

### LANDING

### BEDROOM TWO

This fantastic second bedroom provides ample space, making it an ideal retreat for a teenager. It features durable and stylish laminate flooring, with windows to both the front and rear, allowing plenty of natural light to fill the room while offering versatile views.

### BEDROOM THREE

This fantastic third bedroom provides ample space, making it an ideal retreat for a teenager. It features durable and stylish laminate flooring, with windows to both the front and rear, allowing plenty of natural light to fill the room while offering versatile views.

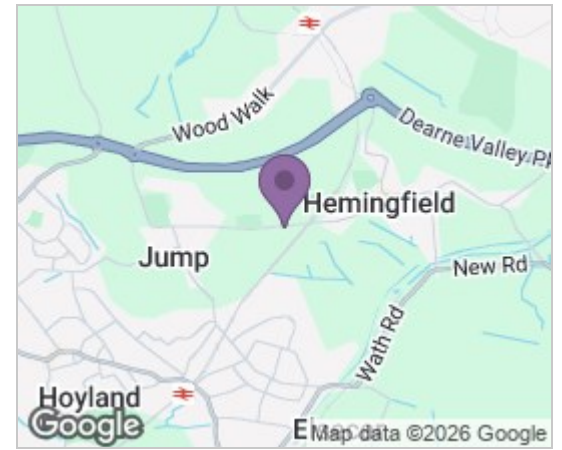
### HOUSE BATHROOM

This well-proportioned bathroom features a three-piece suite comprising a bath, WC, and wash hand basin. A double-glazed window allows natural light to brighten the space, while a radiator ensures comfort, making it a practical and functional family bathroom.

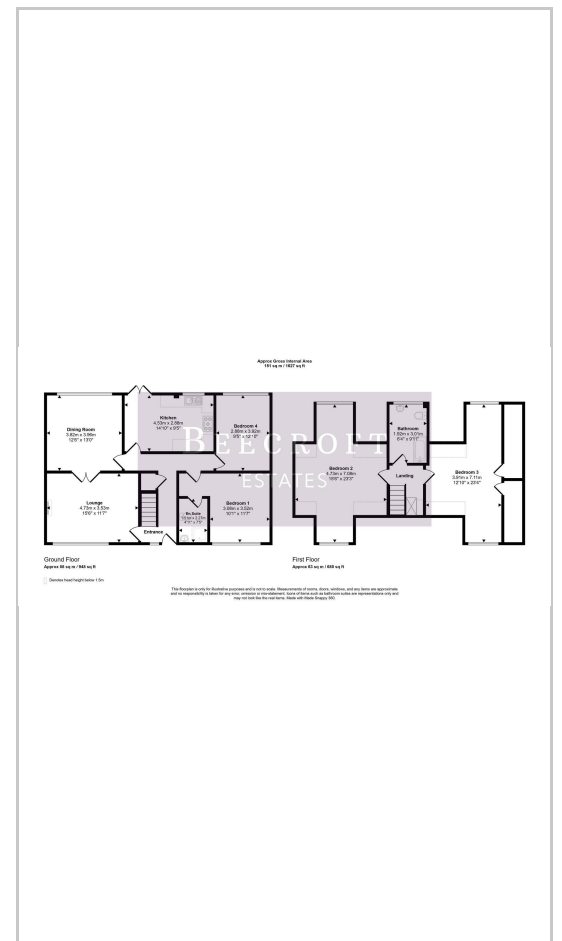
## OUTSIDE

The front of the property boasts a lengthy driveway, providing ample off-road parking and leading to the garage for additional convenience. To the rear, there is a delightful decked area, perfect for outdoor seating and entertaining, alongside a well-maintained lawn. Once again, the property benefits from the stunning, uninterrupted views over the fields and towards Wentworth, offering a peaceful and picturesque outdoor space.

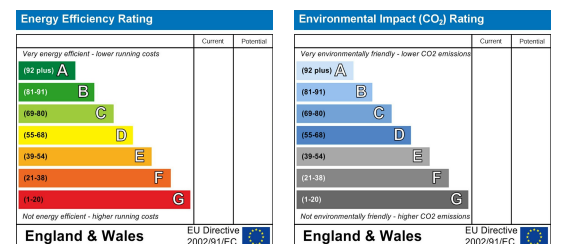
## Area Map



## Floor Plans



## Energy Efficiency Graph



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

Tel: 01226 340110 Email: info@beecroftestates.co.uk www.beecroftestates.co.uk