



## 17 Lundhill Close

Wombwell, Barnsley, S73 0RW

£280,000



This detached home is situated in a highly sought-after location, where properties of this kind rarely become available. Offering three generously sized bedrooms and spacious rooms throughout, this well-presented residence features a driveway providing ample parking. The enclosed rear garden is beautifully maintained, with mature shrubs, well-defined borders, and a garden shed, making it an ideal outdoor space. Conveniently placed close to local amenities and excellent transport links, this property offers both comfort and convenience for modern living.

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GROUND FLOOR

ENTRANCE PORCH/SUNROOM

An added feature to the property, providing a perfect space for storing shoes and coats or a small seating area to soak up the morning sun, creating a cozy and functional nook.

ENTRANCE HALL

A good-sized hallway featuring stairs that rise to the first-floor landing, providing a welcoming entrance and easy access to the upper levels of the home.

LOUNGE/DINING

A well-proportioned through lounge/diner featuring an extra-large front-facing double-glazed window that allows an abundance of natural light to flood the space. The room also includes two radiators for added comfort, along with a window and door leading through to the conservatory, seamlessly connecting the areas.

KITCHEN

The kitchen is fitted with a range of wall and base units, complemented by a worktop surface that incorporates a sink unit with a mixer tap. There is ample space for appliances, along with plumbing for a washing machine. A handy pantry provides additional storage, enhancing the practicality of the space.

CONSERVATORY

A wonderful addition to the home, offering a serene view over the rear garden, creating a peaceful and relaxing space to enjoy the outdoors from the comfort of indoors.

FIRST FLOOR

LANDING

With fitted storage.

BEDROOM ONE

A well-appointed bedroom featuring a rear-facing double-glazed window, fitted furniture for ample storage, and a radiator for added comfort.

BEDROOM TWO

A spacious double bedroom featuring a front-facing double-glazed window, fitted furniture for ample storage, and a radiator for added comfort.

BEDROOM THREE

A well-proportioned third bedroom featuring a front-facing double-glazed window that allows for plenty of natural light, complemented by a radiator for added comfort.

BATHROOM

The bathroom features a modern three-piece suite comprising a walk-in shower, WC, and wash hand basin. A window with obscure glazing allows natural light while maintaining privacy, and a radiator ensures comfort.

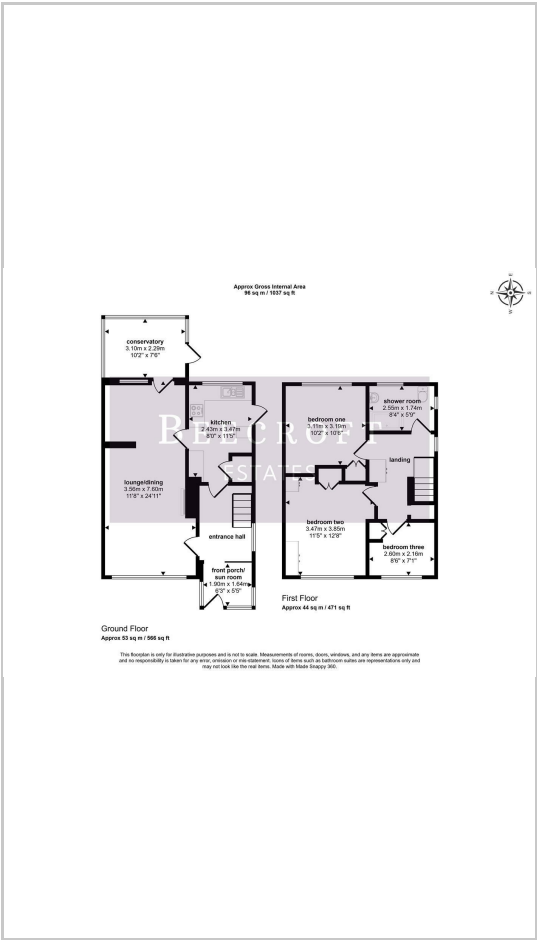
OUTSIDE

To the outside, the property benefits from both front and rear gardens, with the rear garden being well presented and featuring mature shrubs, well-defined borders, and a garden shed. To the side, a block-paved driveway provides ample parking, enhancing the convenience of this desirable home.

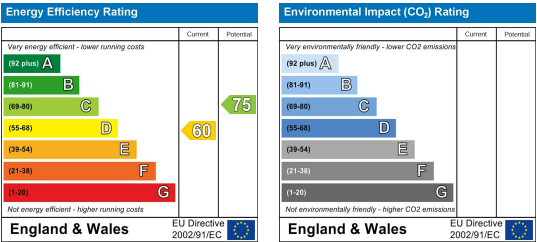
Area Map



Floor Plans



Energy Efficiency Graph



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