



23 Dovecote

Wombwell, Barnsley, S73 0LS

£360,000



Tucked away towards the end of an exclusive modern cul-de-sac, this exceptional 'Oxford' style residence offers an outstanding blend of space, elegance, and contemporary family living. Immaculately presented throughout and finished to a superb standard, the home is a true credit to the current owners, with stylish interiors and thoughtfully designed accommodation set across three impressive floors. The welcoming entrance hall sets the tone for the property, leading through to a spacious lounge filled with natural light, a separate formal dining room ideal for entertaining, a beautifully appointed kitchen, and a convenient downstairs WC. The first floor hosts three generously sized bedrooms, a modern family bathroom, and a Jack & Jill en-suite, while the magnificent second-floor master suite provides a luxurious private retreat. Externally, the property continues to impress with a low-maintenance frontage, ample driveway parking, and a garage. To the rear is a substantial enclosed garden, perfectly designed for both relaxation and entertaining, complete with a charming summer house ideal for enjoying long summer evenings. Rarely available to the market, this highly sought-after 'Oxford' design combines exclusivity with practicality and occupies a prime position within the ever-popular area of Wombwell. Excellent local amenities, reputable schools, Wombwell train station, and superb transport links including the M1, A1, and Deame Valley Parkway are all within easy reach, making this an ideal home for families and commuters alike.



GROUND FLOOR

ENTRANCE HALL

A welcoming entrance hall featuring stairs rising to the first floor landing, a radiator, and access to the principal ground floor rooms.

LOUNGE

A spacious and beautifully presented front-facing lounge flooded with natural light, featuring a radiator and TV aerial point, creating a bright and contemporary living space.

DINING ROOM/KITCHEN/SITTING

This impressive open-plan kitchen, dining, and sitting area is both spacious and superbly appointed, creating the perfect hub for modern family living and entertaining. The stylish kitchen is fitted with a range of integrated appliances including a fridge freezer, washing machine, dishwasher, oven, hob, and extractor unit. Generous dining and seating areas enjoy views over the rear garden, while French-style doors flood the space with natural light and provide seamless access outdoors.

DOWNSTAIRS WC

A handy WC comprising a toilet, wash hand basin, radiator, and a window with obscure glazing.

FIRST FLOOR

BEDROOM TWO

A lovely double bedroom featuring a front-facing double-glazed window, fitted wardrobes, and a radiator, with a door providing access to the Jack & Jill en-suite.

JACK & JILL EN-SUITE

A three-piece suite comprising a separate shower cubicle, WC, and wash hand basin, with a radiator.

BEDROOM THREE

A further double bedroom featuring a rear-facing double-glazed window and radiator, currently utilised as a home office, with a door providing access to the Jack & Jill en-suite.

BEDROOM FOUR

A good-sized fourth bedroom featuring a double-glazed window and radiator, currently utilised as a home gym.

HOUSE BATHROOM

The house bathroom provides a three-piece suite comprising a bath with shower over, WC, and wash hand basin, with a window featuring obscure glazing and a radiator.

SECOND FLOOR

MASTER BEDROOM

An impressive master bedroom featuring fitted wardrobes and a double-glazed window, with doors providing access to the en-suite.

EN-SUITE

A spacious en-suite offering a shower, WC, and wash hand basin, with eaves storage and a radiator, and providing the potential to be configured as a four-piece suite with a separate shower.

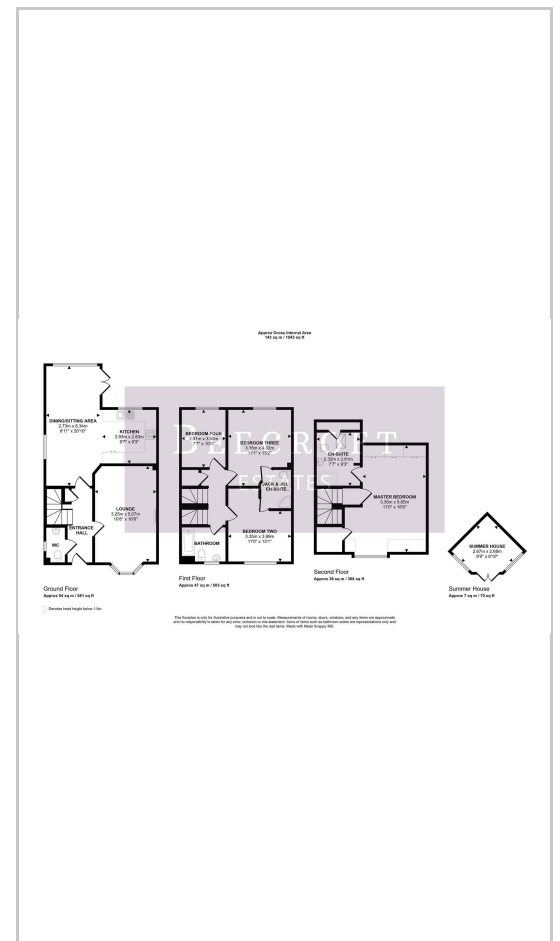
OUTSIDE

Beautifully presented garden area, boasting a summer house. To the front of the property there is a small garden area and a driveway which runs to the side of the property and in turn leads to the garage.

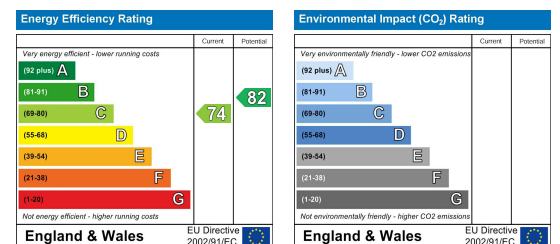
Area Map



Floor Plans



Energy Efficiency Graph



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