



## 80 Lundhill Drive

Wombwell, Barnsley, S73 0WH

£230,000

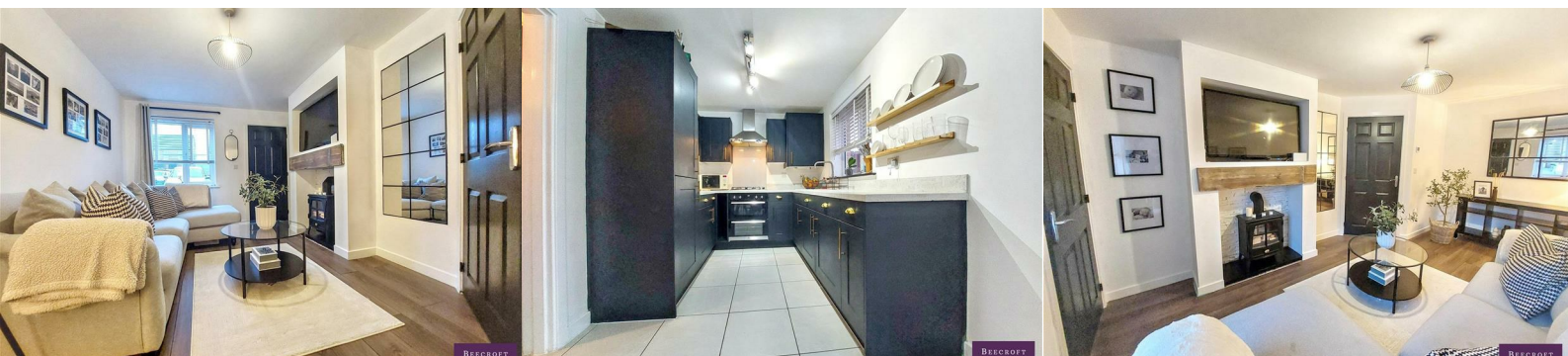


Be quick to snap up this move-in-ready family home.

Step inside, sit back, and relax in this spacious and immaculately presented three-bedroom semi-detached property, guaranteed to impress from the moment you enter. An internal inspection is absolutely essential to fully appreciate everything this outstanding home has to offer.

Situated in the highly sought-after area of Wombwell, the property is ideally located close to a full range of local amenities, including well-regarded schools, supermarkets, independent shops, and popular local pubs. Excellent transport links provide easy access to Barnsley, Rotherham, and Doncaster, with convenient connections to the A1 and M1, making this an ideal choice for families and commuters alike.

Internally, the home features stylish décor throughout, generous living accommodation, a modern kitchen/diner, and a large enclosed rear garden, perfect for relaxing or entertaining. Externally, the property also benefits from off-road parking to the front, completing a home perfectly suited to modern family living.



### Entrance Hall

The property is entered via a front-facing double-glazed entrance door, featuring a radiator and providing access through to the lounge.

### Lounge

A spacious reception room with a front aspect double-glazed window, a feature multi-fuel burner, and a radiator.

### Inner Hall

The space includes a radiator, a staircase leading to the first-floor landing, and a practical utility area with a sink and plumbing for a washing machine.

### Kitchen/Diner

### First Floor Landing

Benefitting from built-in storage.

### Master Bedroom

A lovely master bedroom featuring dual aspects allowing an abundance of natural light, a radiator, and access through to an en suite and ample space for either freestanding or fitted furniture.

### En Suite

A stylish, modern en suite with a double-tiled shower cubicle, low-flush WC, pedestal wash hand basin. A front aspect allows ventilation and light.

### Bedroom Two

Another good-sized double bedroom featuring a rear aspect, a radiator, and ample space for either freestanding or fitted furniture.

### Bedroom Three

A well-proportioned bedroom with a rear-facing double-glazed window and radiator, perfectly suited for use as a home office if desired.

### Bathroom

A stylish, part-tiled bathroom featuring a bath, low-flush WC, heated towel rail, and a side-aspect window offering both ventilation and natural light, all presented in a modern colour scheme.

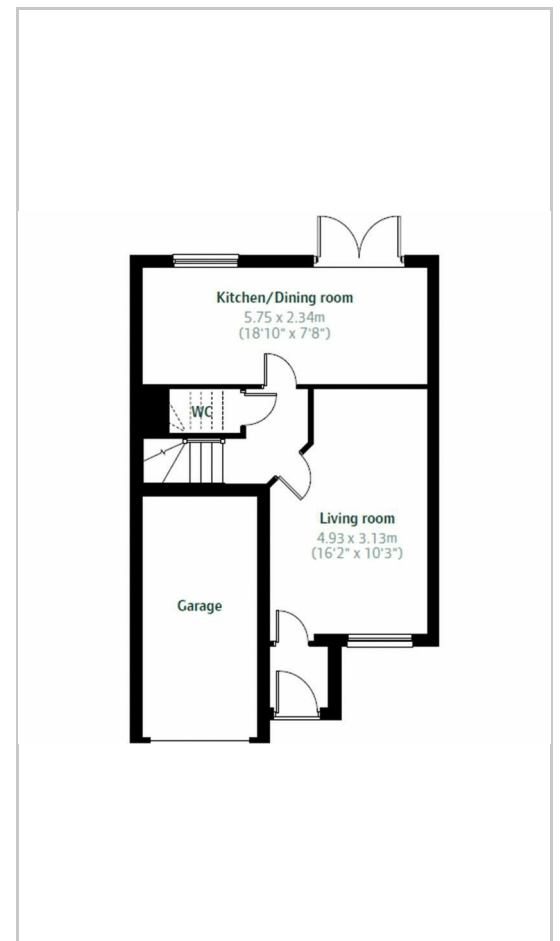
### Exterior

A driveway to the front provides convenient off-road parking, and the rear boasts a spacious, enclosed garden, predominantly laid to lawn and ideal for family enjoyment.

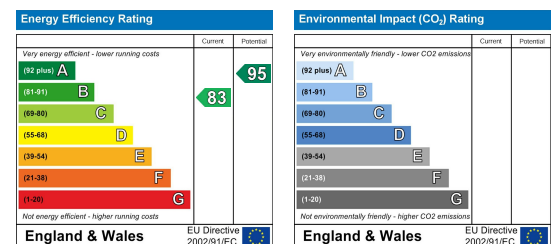
### Area Map



### Floor Plans



### Energy Efficiency Graph



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

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