



## 60 Lundhill Drive

Wombwell, Barnsley, S73 0WH

£225,000



Modern Three-Storey Family Home – Move-In Ready – Sought-After Location!!

This fantastic three-storey family home is set on a peaceful development backing onto farmland, where you can enjoy scenic views of alpacas and cows right from your doorstep! Located on a sought-after modern development in Wombwell offering an excellent range of amenities, including excellent transport links, highly-rated schools, local shops, supermarkets, and cafés, as well as nearby nature spots like Wombwell Woods and RSPB Old Moor Nature Reserve. A rare opportunity to own a stunning home in a fantastic location – don't miss out! Book your viewing today!





Entrance

The entrance provides a convenient space with a small amount of storage and room to hang coats, leading through to the lounge via an internal door.

Lounge

A good-sized lounge with a front aspect, featuring neutral décor and a stylish modern feature panel on one wall. The space also benefits from access to a convenient storage cupboard.

Cloakroom

A modern cloakroom featuring a wall-hung wash hand basin, a low-flush WC, neutral décor, and a radiator, providing a stylish and practical space.

Kitchen/Diner

A stylish rear-aspect kitchen/diner featuring modern grey-finished wall and base units, complemented by a wood-finished work surface with upstand. The space is equipped with an electric oven and hob, a stainless steel extractor fan, and a one-and-a-half black sink with a mixer tap. Integrated appliances include a fridge freezer and a washing machine. French doors open directly into the garden, allowing plenty of natural light and easy outdoor access.

1st Floor Landing

Gives access to bedroom two & three and the family bathroom.

Bedroom Two

A spacious second double bedroom with dual front-aspect windows, allowing plenty of natural light. The room offers ample space for either free-standing or fitted furniture, providing flexibility to suit your needs.

Bedroom Three

The third and final double bedroom enjoys a rear aspect overlooking the farm, offering a peaceful and scenic view. The room provides ample space for wardrobes, making it a versatile and functional space.

2nd Floor Landing

Gives access to a useful storage cupboard and the master bedroom.

Master Bedroom

A fabulous and generously sized master bedroom with a front aspect, allowing plenty of natural light. The room offers ample space for furniture and provides direct access to the en-suite for added convenience.

En-Suite

A modern en-suite comprising a tiled shower cubicle with a thermostatic shower, a low-flush WC, and a pedestal wash hand basin. A rear Velux window allows natural light.

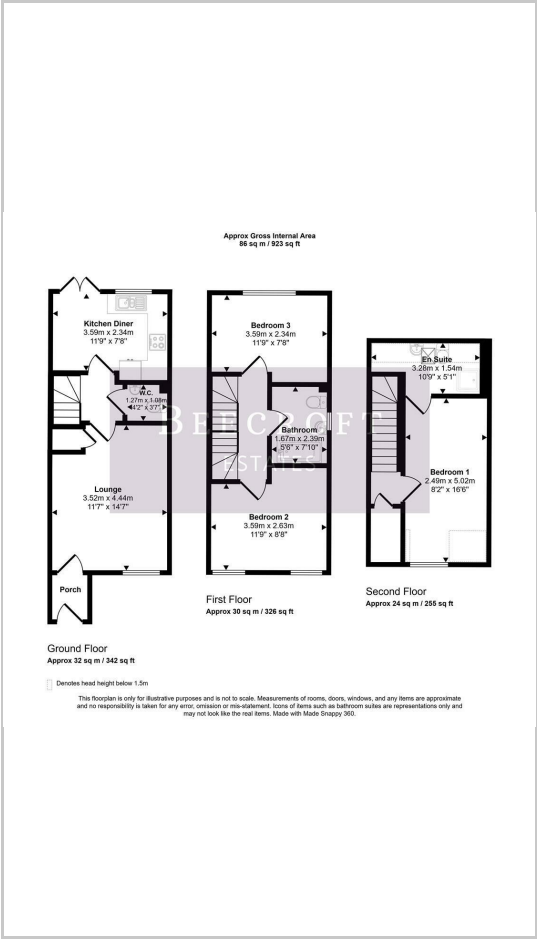
Exterior

Greeting you at the property is a driveway providing off-road parking. To the rear, you'll find a low-maintenance, enclosed private garden laid with artificial grass.

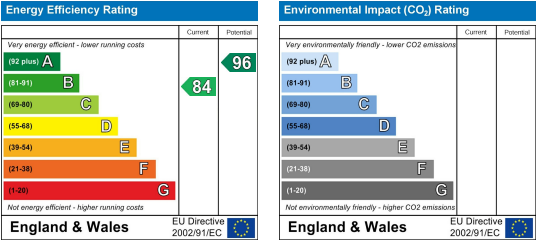
Area Map



Floor Plans



Energy Efficiency Graph



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