



## 35 Almond Croft

Wombwell, Barnsley, S73 0NL

£265,000



Offered with NO UPWARD CHAIN, this immaculate and modern three-bedroom semi-detached home is positioned at the end of a quiet cul-de-sac on the highly sought-after Wombwell Estate. Finished to an exceptional standard throughout, the property is truly move-in ready and ideal for buyers looking for a well-maintained home they can occupy straight away.

The accommodation is stylish, contemporary, and carefully presented, reflecting a high level of care and attention throughout. Externally, the property enjoys an enviable position with a double garage PLUS off-road parking for up to 3 cars, providing excellent practicality for families and visitors alike. Security is further enhanced by a professionally installed intruder alarm system and CCTV.

Perfectly located, the home is within a short walk of the train station and offers excellent access to the M1 motorway network, as well as Cortonwood Retail Park and a range of local amenities. Combining convenience, security, and modern living, this superb home represents an outstanding opportunity in a desirable residential setting.



## GROUND FLOOR

### ENTRANCE HALL

A side entrance door leads into the hallway, where stairs rise to the first-floor landing, providing access to the upper accommodation.

### LOUNGE

A beautifully presented and spacious lounge, elegantly decorated and offering a comfortable living space. The room benefits from French doors opening onto the rear garden, allowing for plenty of natural light and seamless indoor-outdoor flow. There is also a TV aerial point wood effect flooring.

### DINING KITCHEN

A beautiful and well-maintained dining kitchen is located at the front of the property and benefits from a bay-style double-glazed window, allowing plenty of natural light. The kitchen is fitted with a range of wall and base units with work surfaces over, incorporating a sink unit with mixer tap. Integrated appliances include double ovens, a five-ring gas hob with extractor hood above, and a dishwasher. There is also space for a fridge freezer and plumbing for a washing machine. The room offers ample space for a dining table, making it ideal for both everyday family meals and entertaining guests.

### DOWNSTAIRS WC

Comprising a low-level WC, wash hand basin, obscure double-glazed window, and radiator.

## FIRST FLOOR

### BEDROOM ONE

A good-sized bedroom with two front-facing double-glazed windows, fitted wardrobes, and a radiator.

### BEDROOM TWO

Having a rear-facing double-glazed window and radiator, with ample space for a bed and furniture.

### BEDROOM THREE

Having a rear-facing double-glazed window and radiator. Currently being utilised as a dressing space, this room offers ample space for bedroom furniture.

### HOUSE BATHROOM

A three-piece suite comprising a bath with shower over, WC and wash hand basin. The room is fully tiled and benefits from a double-glazed window with obscure glazing and a radiator.

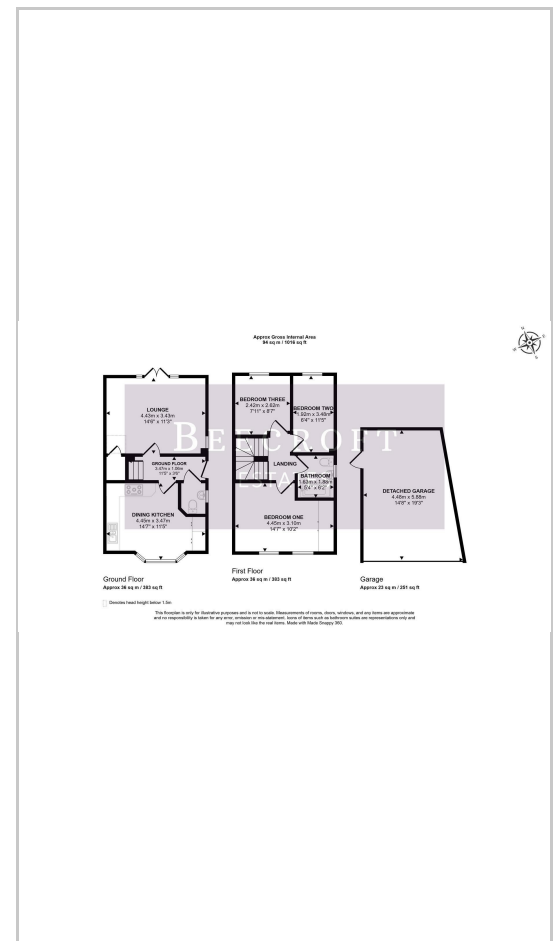
## OUTSIDE

To the rear of the property is a detached double garage finished to a high specification, benefiting from LED lighting, an electric door, and a secure side access door. The garage provides excellent storage or workshop potential. There is also a designated area for relaxing and entertaining, complemented by attractive red granite stones, along with three parking spaces located to the front.

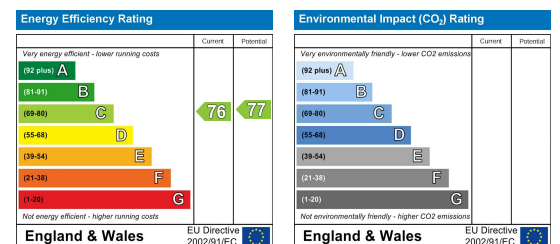
## Area Map



## Floor Plans



## Energy Efficiency Graph



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