



93 Lundhill Road

Wombwell, Barnsley, S73 0RL

£440,000



This immaculately presented and significantly extended five-bedroom detached family home offers spacious, versatile accommodation, finished to a high standard throughout. Perfectly designed for modern family living, it is located in a sought-after residential area, close to local shops, schools, and excellent transport links, including easy access to both the A1 and M1 motorways.

Internally, the property boasts a bright and spacious open-plan living room, a separate sitting room with French doors opening to the garden, and a large dining room. The contemporary kitchen is fitted with high-quality units, integrated appliances, and a walk-in pantry, creating the perfect hub of the home.

The first floor provides five well-proportioned bedrooms, with the principal and second bedrooms benefiting from en-suite wet rooms. A further stylish family bathroom completes the upper floor. A convenient ground-floor WC and modern touches such as laminated wood flooring, ceiling coving, and upgraded radiators enhance the home's appeal.

Externally, the property enjoys a landscaped front garden, a block-paved driveway providing ample parking, and an integral garage with internal access. To the rear, a beautifully maintained, fully enclosed garden offers patio seating areas, raised flowerbeds, and a summer house, ideal for



GROUND FLOOR

ENTRANCE HALL

A welcoming porch with a side-facing uPVC double-glazed window. The porch is finished with decorative ceiling coving, a central heating radiator, and attractive laminated wood flooring. A further internal door provides access into the spacious open-plan living room.

LOUNGE

Beautifully presented and generously proportioned, this elegant living space benefits from a front-facing uPVC double-glazed window, two central heating radiators, and tasteful ceiling coving. A spindle staircase rises to the first-floor landing, while a door leads to an inner hallway and the ground-floor WC. A feature wood fireplace with marble hearth and inset coal-effect gas fire adds warmth and character. The laminated wood flooring flows seamlessly into the adjoining sitting room.

LOBBY

Giving access to the downstairs wc.

DOWNSTAIRS WC

Modern ground-floor WC with vanity basin, radiator, and obscure glazed window.

SITTING ROOM

An inviting and versatile space with rear-facing uPVC double-glazed French doors opening onto the garden. This stylish room is enhanced by a modern vertical radiator, decorative ceiling coving, a side-facing uPVC double-glazed window, and ambient wall lighting. A door leads conveniently into the kitchen.

KITCHEN

A high-quality, well-appointed kitchen fitted with a range of stylish wall and base units, complemented by modern worktops and an inset sink with mixer tap. The kitchen offers space for an American-style fridge freezer, a freestanding range cooker with electric extractor hood above, and benefits from integrated appliances including a dishwasher and washing machine. Further enhanced by ceiling coving, recessed downlighting, a vertical central heating radiator, and laminated wood flooring. Doors provide access to the dining room and a practical walk-in pantry/utility.

DINING ROOM

Spacious and filled with natural light, this versatile room features a side-facing uPVC double-glazed window and rear French doors opening into the garden. Decorative ceiling coving, a modern vertical radiator, and laminated wood flooring complete this stylish space.

UTILITY ROOM/WALK-IN PANTRY

Practical and stylish, this space is finished with laminated wood flooring, a chrome towel radiator, and a door leading into the inner hallway.

SIDE HALL

Featuring a side-facing uPVC double-glazed window, central heating radiator, laminated wood flooring, and internal access to the integral garage, providing both practicality and convenience.

INTEGRAL GARAGE

With an electric up-and-over door, lighting, and power supply, the garage also houses the wall-mounted combination central heating boiler, combining functionality with convenience.

FIRST FLOOR

LANDING

A spacious and elegant landing featuring decorative ceiling coving, a dado rail, and spindle balustrades. Doors from the landing provide access to five well-proportioned bedrooms and the family bathroom.

MASTER BEDROOM

A spacious master suite with a front-facing uPVC double-glazed window, offering lovely views. The bedroom features built-in furniture, decorative ceiling coving, a central heating radiator, and private access to a modern en-suite.

EN-SUITE

A beautifully finished en-suite featuring a walk-in shower enclosure with a mains-fed waterfall shower and additional handset. The space also includes a vanity hand wash basin, low-flush WC, high-quality tiled walls and flooring, towel radiator, decorative ceiling coving, recessed downlights, an electric extractor fan, and a side-facing obscure uPVC double-glazed window.

BEDROOM TWO

A spacious double bedroom with a rear-facing uPVC double-glazed window, decorative ceiling coving, and central heating radiator. An arched opening leads to a generous dressing area, featuring a front-facing uPVC double-glazed window, ceiling coving, radiator, and private access to an en-suite,

EN-SUITE

Comprising a walk-in shower with mains-fed waterfall and handset attachments, a vanity basin, and a low-flush WC. The room is finished with high-quality tiled walls and flooring, a central heating radiator, decorative ceiling coving, recessed downlights, and a side-facing obscure uPVC double-glazed window.

DRESSING AREA

A good-sized bedroom featuring a double-glazed window and ample space for a dressing table or additional furniture.

BEDROOM THREE

A well-proportioned double bedroom with a front-facing uPVC double-glazed window and central heating radiator, offering a bright and airy space.

BEDROOM FOUR

Enjoying countryside views through a front-facing uPVC double-glazed window, this room features a central heating radiator, decorative ceiling coving, and an internal door leading to the fifth bedroom—making it a versatile space that could be utilised as a dressing room/study.

BEDROOM FIVE

A good-sized fifth bedroom featuring a front-facing uPVC double-glazed window, decorative ceiling coving, and central heating radiator, offering a bright and versatile space.

HOUSE BATHROOM

A contemporary white three-piece suite comprising a Jacuzzi-style bath, pedestal hand wash basin, and low-flush WC. The bathroom features partially tiled walls, tile-effect laminate flooring, decorative ceiling coving, a central heating radiator, and a side-facing obscure uPVC double-glazed window, combining style with functionality.

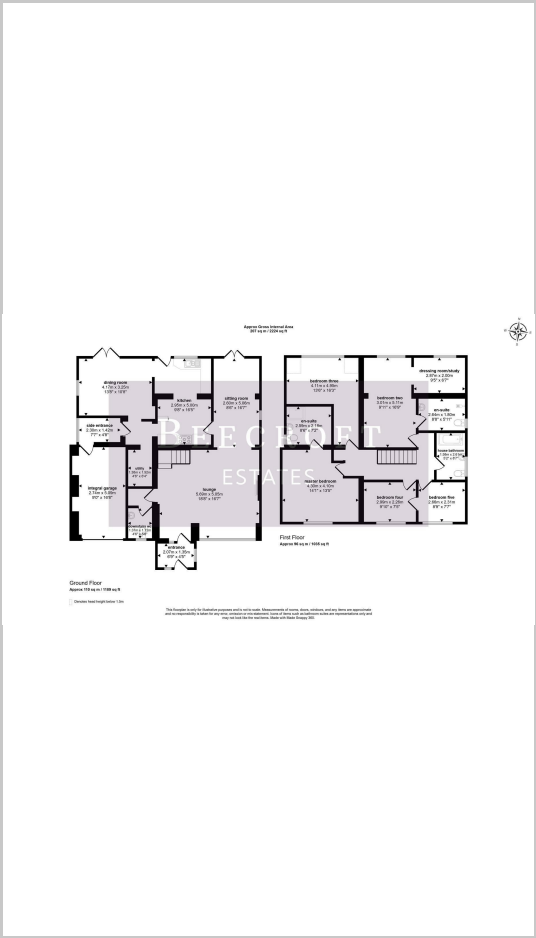
OUTSIDE

To the front, the property enjoys a landscaped lawn with neatly maintained shrubs and a block-paved driveway providing ample parking and access to the integral garage. The rear garden is beautifully enclosed with attractive stone walling, featuring a well-kept lawn, raised flower beds, and extensive patio areas—perfect for outdoor entertaining. Additional highlights include a charming summer house, outdoor lighting, and convenient water and power supply.

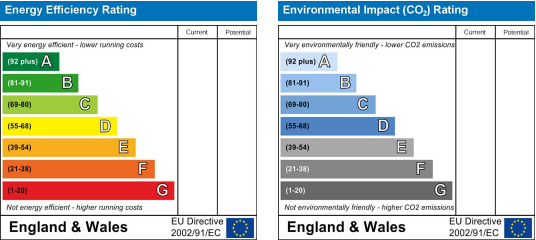
Area Map



Floor Plans



Energy Efficiency Graph



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