



## 2 Foundry Gate

Wombwell, Barnsley, S73 0LF

Price Guide £250,000



GUIDE PRICE- £250,000- £260,000

A spacious four-bedroom end town house situated on the ever-popular Foundry Gate development, tucked away within a small cul-de-sac location. Arranged over three storeys, the property offers generous and versatile family accommodation throughout.

A standout feature is the large family dining kitchen, ideal for modern family living and entertaining. The home boasts fantastic-sized bedrooms across all floors, providing excellent space for growing families.

Externally, the property benefits from a garage, driveway providing off-road parking, and a good-sized rear garden. Perfectly positioned for commuters, the property is just a two-minute walk from the train station, while major network link roads are also within easy reach. Situated on a sought-after estate close to local amenities, this impressive home offers both space and convenience.



## GROUND FLOOR

### ENTRANCE HALL

A welcoming entrance hall featuring laminate flooring, a radiator, and stairs rising to the first-floor landing, creating a bright and practical introduction to the home.

### DOWNSTAIRS WC

A two-piece suite comprising a WC and wash hand basin. The room also benefits from a window with obscure glazing and a radiator, providing natural light and practicality.

### DINING KITCHEN

A lovely sized family dining kitchen and sitting area comprising a range of wall and base units with worktop surfaces incorporating a sink unit with mixer tap. The kitchen includes an integrated oven, hob and extractor, with space and plumbing for a washing machine, dishwasher, and fridge freezer.

There is a continuation of the laminate flooring throughout, with ample space for a dining table and additional seating area. The room overlooks the rear garden and benefits from French-style doors and a double-glazed window, allowing plenty of natural light, along with a radiator.

## FIRST FLOOR LANDING

### LOUNGE

A spacious reception room featuring a Juliet balcony door and double-glazed window, allowing plenty of natural light to fill the space. The room also includes a radiator, creating a bright and comfortable living area.

### MASTER BEDROOM

A master bedroom featuring fitted wardrobes, a radiator, a front-facing double-glazed window, and a door leading to the en-suite, offering a stylish and functional private space.

### EN-SUITE

A three-piece suite comprising a shower cubicle, WC, and wash hand basin. The room features a window with obscure glazing for privacy and a radiator, combining functionality with a clean, modern design.

## SECOND FLOOR LANDING

### BEDROOM TWO

A double bedroom featuring fitted wardrobes, a rear-facing double-glazed window, and a radiator, providing a bright and practical space with ample storage.

### BEDROOM THREE

A double bedroom featuring two front-facing double-glazed windows and a radiator, creating a bright and airy space filled with natural light.

### BEDROOM FOUR

A good-sized fourth bedroom featuring a rear-facing double-glazed window and radiator, offering a bright and versatile space suitable as a bedroom, home office, or study.

### FAMILY BATHROOM

A modern family bathroom comprising a bath with shower over, wash hand basin, and WC. The room features a heated towel rail, fully tiled walls, and a contemporary design, combining style and functionality.

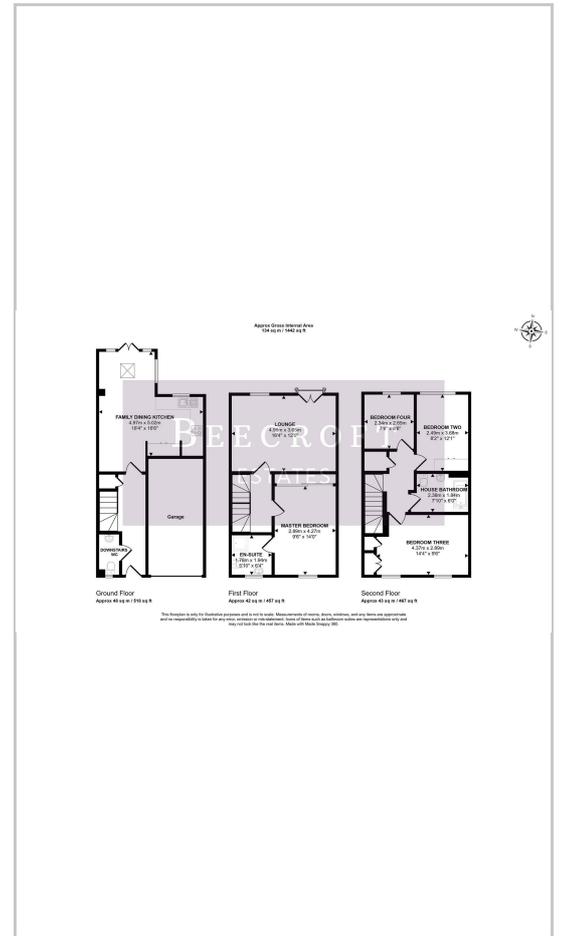
## OUTSIDE

To the front, the property offers a driveway leading to a garage, providing convenient off-road parking. To the rear, there is a generous garden mainly laid to lawn, with a patio seating area and a garden shed to the side, offering both space and practicality for outdoor living.

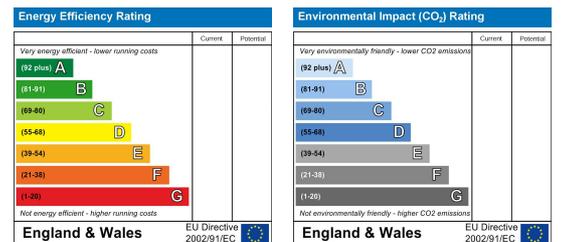
## Area Map



## Floor Plans



## Energy Efficiency Graph



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