



3 Kilncroft

Wombwell, Barnsley, S73 0WB

£210,000



Stylish Three-Bedroom Semi-Detached Home in a Prime Wombwell Location

Positioned on one of Wombwell's most desirable developments, this beautifully presented three-bedroom semi-detached home offers modern, low-maintenance living in a highly convenient location.

The property is perfect for those seeking a home that's ready to move straight into, with well-balanced accommodation designed for both comfort and practicality. Whether you're a first-time buyer, growing family, or looking to take the next step, this home provides the ideal setting.

To the rear, a private south-facing garden creates a fantastic outdoor space, ideal for relaxing in the sun or entertaining with minimal upkeep required. The property also benefits from off-road parking, adding to its everyday convenience.



GROUND FLOOR

ENTRANCE

Accessed via a side-facing composite door, the entrance opens directly into the dining kitchen, providing a practical and convenient entry point to the home.

DINING KITCHEN

A superbly presented and generously proportioned kitchen/diner, designed with modern family living in mind and finished to a high standard throughout. The space enjoys a bright and airy feel, enhanced by multiple windows that allow natural light to flow through the room.

The kitchen is fitted with an extensive range of contemporary wall and base units, complemented by quality work surfaces and an inset sink. Integrated appliances include a gas hob with extractor fan over, electric oven, microwave, and fridge/freezer, providing a sleek and cohesive finish. Additional features include stylish spot lighting and durable tiled flooring, combining practicality with modern design.

LOUNGE

A generously sized and welcoming living room, thoughtfully designed to create a bright and comfortable central space within the home. The room is enhanced by excellent natural light, with French doors opening out to the rear garden, complemented by additional glazing to the side elevation.

The layout offers excellent versatility for both relaxation and entertaining, with a warm and inviting feel throughout. Stairs rise to the first floor, subtly positioned within the space to maintain an open and practical flow, while radiators provide comfort all year round.

French doors also offer direct access to the rear garden, creating a seamless connection between indoor and outdoor living—ideal for modern family lifestyles and entertaining.

DOWNSTAIRS WC

A smartly presented ground floor cloakroom, offering a practical and well-finished addition to the home. The suite comprises a low-level WC and wash hand basin, set within a contemporary design that maximises both style and functionality.

Finished with tiled walls and flooring, the space is easy to maintain and benefits from a modern, clean aesthetic. Ceiling spotlights enhance the bright feel, while a radiator provides additional comfort. Perfectly positioned for guests and everyday use, this is a convenient and well-designed facility.

FIRST FLOOR

BEDROOM ONE

A well-proportioned principal bedroom offering a calm and comfortable retreat within the home. The space enjoys excellent natural light, enhanced by two front-facing UPVC double glazed windows, creating a bright and airy atmosphere.

The room is thoughtfully designed with a practical layout and benefits from a radiator for year-round comfort. Built-in wardrobes and drawer units provide excellent storage solutions, helping to maintain a neat and streamlined appearance while maximising usable floor space.

BEDROOM TWO

comfortable and well-proportioned bedroom, ideally positioned to the rear of the property, offering a peaceful and private setting. The room is brightened by a UPVC double glazed window overlooking the rear aspect, creating a light yet tranquil feel.

A radiator provides warmth throughout the year, while the layout offers flexibility for a range of uses, including a bedroom, guest room, or home office if desired.

BEDROOM THREE

A neatly presented and versatile room, ideally suited to a variety of uses. Positioned to the rear of the property, it benefits from a UPVC double glazed window providing natural light while maintaining a peaceful and private atmosphere.

The space is well served by a radiator, ensuring comfort throughout the year, and offers a flexible layout that could easily function as a bedroom, home office, or nursery depending on requirements.

HOUSE BATHROOM

A modern and well-appointed bathroom, designed with both style and practicality in mind. The room benefits from a side-facing UPVC double glazed window with obscure glazing, providing natural light while maintaining privacy.

Fitted with a contemporary suite comprising a WC, wash hand basin, and a bath with overhead shower, the space offers a versatile bathing arrangement suitable for everyday use.

Finished with sleek tiled flooring and coordinated wall tiling, the bathroom is further enhanced by ceiling spotlights, creating a bright and fresh feel. A heated towel rail adds a touch of comfort and convenience, completing this well-finished space.

OUTSIDE

Externally, the property is well served by a private driveway providing convenient off-road parking.

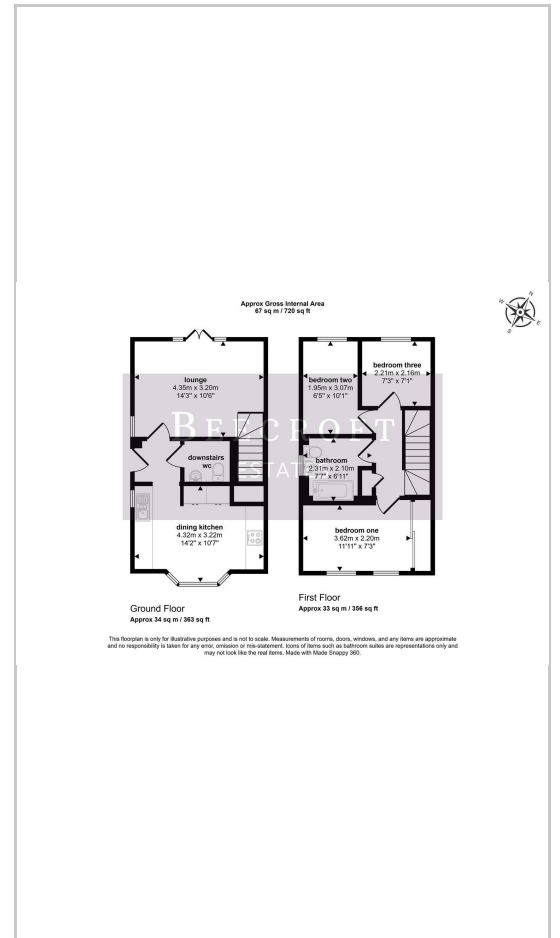
To the rear is an attractive south-facing garden, thoughtfully designed for low-maintenance living while still offering a pleasant outdoor space to enjoy throughout the year. The garden includes a gazebo, creating an ideal area for seating or entertaining, along with a useful shed providing practical storage solutions.

Overall, the exterior offers a well-balanced combination of parking, privacy, and usable outdoor space, perfectly suited to modern living.

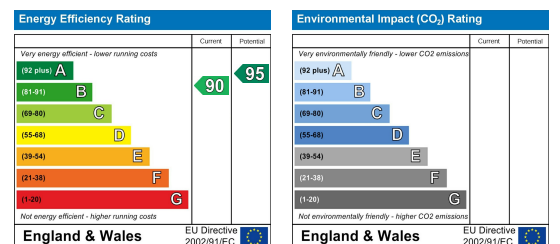
Area Map



Floor Plans



Energy Efficiency Graph



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