



79 Wood Walk

Wombwell, BARNSELY, S73 0NB

£225,000



This superb home has one of Wombwell's most sought after addresses, and offers immaculately presented accommodation throughout. A particular highlight of the property is the stunning garden which has access to and backs onto the woodland, a garden packed with features and having the benefit of useful outbuildings. The location is great for commuters as the train station is within walking distance and the A6195 Dearne Valley Parkway nearby gives good access to junction 36 of the M1.



Entrance Hall

A double glazed entrance door gives access to the hallway which has a radiator, solid wood flooring and the staircase rises from here up to the first floor landing.

Lounge 13'1" x 25'5" (3.98 x 7.74)

13' 1" x 25' 5" (3.98m x 7.74m) A spacious twin aspect room, featuring a front facing bay window, double doors into the conservatory, solid wood flooring, radiators, the main focal point to this spacious reception room is the multi fuel stove.

Kitchen 7'1" x 10'11" (2.17 x 3.34)

7' 1" x 10' 11" (2.17m x 3.34m) A fitted kitchen with a range of modern light wood style units with worktop surface over which incorporate a stainless steel sink with mixer taps and having a gas hob, built in oven and a stainless steel extractor. The room has a rear facing double glazed window, plumbing for a washing machine, and there is a useful pantry which houses the gas fired boiler.

Conservatory 11'1" x 9'3" (3.38 x 2.82)

11' 1" x 9' 3" (3.38m x 2.82m) A good size conservatory which looks out over the rear garden, there is a radiator, laminate flooring and double doors give access to the garden.

Landing

The landing has a side facing window, coving to the ceiling and solid wood flooring.

Bedroom One 9'6" x 11'6" (2.90 x 3.50)

9' 6" x 11' 6" (2.90m x 3.50m) A front facing bedroom which features fitted wardrobes, solid wood flooring, a radiator and coving to the ceiling.

Bedroom Two 10'9" x 9'6" (3.28 x 2.89)

10' 9" x 9' 6" (3.28m x 2.89m) A rear facing bedroom which features fitted wardrobes, solid wood flooring, a radiator and coving to the ceiling.

Bedroom Three 7'10" x 6'5" (2.39 x 1.96)

7' 10" x 6' 5" (2.39m x 1.96m) A front facing room with a double glazed window, a radiator, wooden flooring, coving to the ceiling and with built in storage.

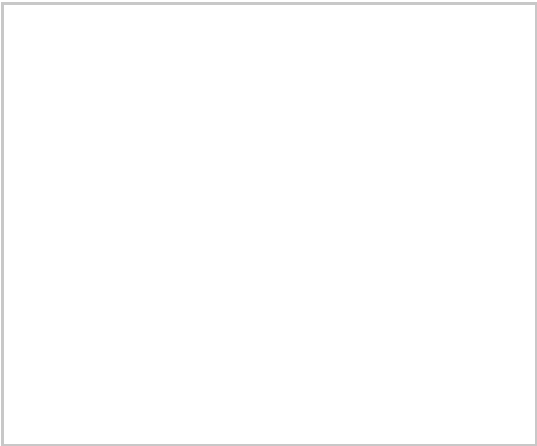
Shower Room

The shower room boasts a large corner shower cubicle with an electric shower, a wash basin, WC and has tiled walls and flooring. The room has a radiator and there is a rear facing double glazed window.

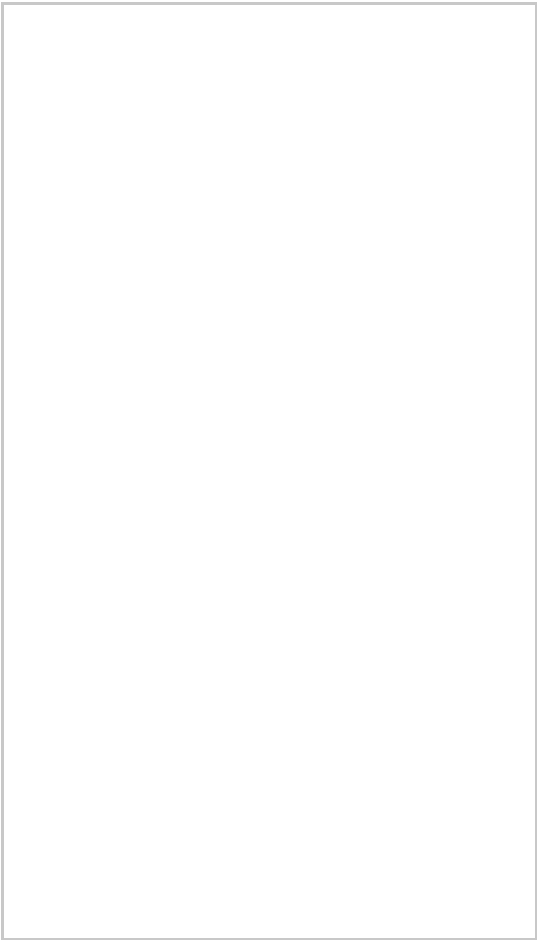
Garden

This property stands in a fantastic plot & boasts a good size drive providing ample off street parking, gated access to the rear garden where there are a number of places to sit and relax, a lawned garden with established fruit trees, and having a number of raised beds ideal for vegetable growing. A particular highlight is the aspect onto the adjacent Wombwell Woods. The garden also has the benefit of a block built outbuilding, formerly used as dog kennelling and now providing great workshop/utility space, as the building has a power and water supply and a water heater.

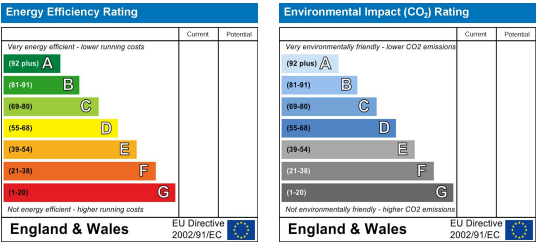
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.