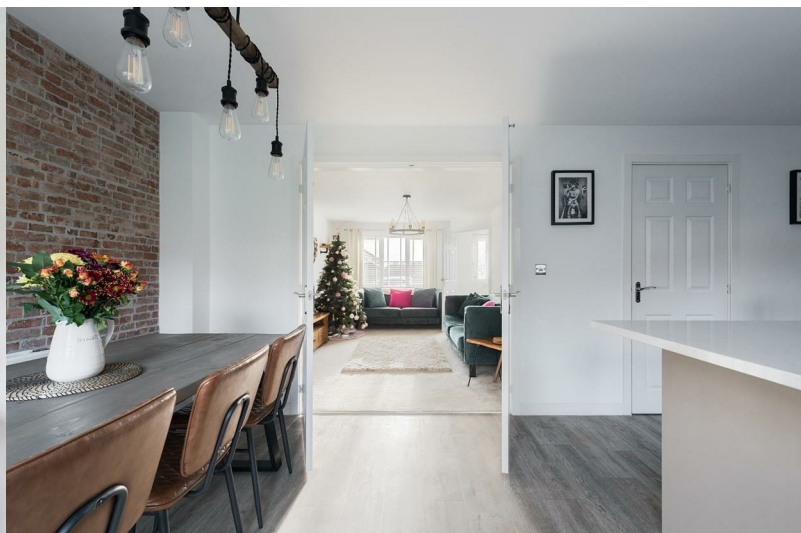




## 61 Lundhill Drive

Wombwell, Barnsley, S73 0WG

**Guide price £310,000**



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Nestled in the desirable area of Lundhill Drive, Wombwell, Barnsley, this stunning detached house, built in 2021, offers a perfect blend of modern living and comfort. With its contemporary design and stylish finishes, this property is ideal for families seeking a spacious and inviting home.

Boasting four generously sized double bedrooms, this residence provides ample space for relaxation and privacy. The three well-appointed bathrooms ensure convenience for all occupants, making morning routines a breeze. The heart of the home features two elegant reception rooms, perfect for entertaining guests or enjoying quiet family evenings.

The property also includes a practical utility room, adding to the functionality of the space. The recently landscaped garden offers a delightful outdoor retreat, ideal for summer gatherings or simply unwinding after a long day.

Parking is a significant advantage, with space available for up to three vehicles, ensuring that you and your guests will never be short of parking options.

This new build, less than four years old, is designed for modern living, with stylish interiors that are both inviting and practical. If you are looking for a contemporary family home in a peaceful yet accessible location, this property on Lundhill Drive is not to be missed. Come and experience the charm and convenience of this exceptional home for yourself.



### Entrance Hallway

External door into the hallway. Door into the lounge and stairs to the first floor.

### Lounge

Spacious room with front facing window. Double doors into the dining area.

### Dining Kitchen

Wall and base units with integral fridge, freezer, oven, hob with extractor fan, sink with drainer. Breakfast bar with space for stools. Rear facing window and door into the utility room. The dining area has space for a table and chairs. Patio doors lead onto the garden. Also a built in storage cupboard.

### Utility Room

External door leading to the side of the house. Wall and base units with space for a washing machine. Door into the WC.

### WC

WC and sink. Rear facing window.

### Bedroom One

Front facing window. Space for a double bed and built in wardrobes. Also another storage cupboard.

### Ensuite

Side facing window. WC, sink and shower cubicle.

### Bedroom Two

Front facing window. Space for a double bed and wardrobes.

### Bedroom Three

Rear facing window. Space for a double bed and wardrobe.

### Bedroom Four

Rear facing window. Space for a double bed and wardrobe.

### Bathroom

Bath, WC and vanity storage sink. Rear facing window.

### Garage

Up and over door. Power and lighting.

### Exterior

To the front of the property there is a lawn, shrubbery area and driveway. To the rear of the property there is a patio with steps up to an artificial lawn with a further patio area and pergola.



## Road Map



## Hybrid Map



## Terrain Map



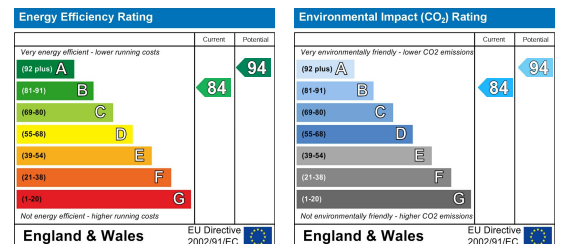
## Floor Plan



## Viewing

Please contact our JPM Estate Agents Office on 01226610606 if you wish to arrange a viewing appointment for this property or require further information.

## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.