



35 Rectory Close

Wombwell, Barnsley, S73 8EY

Guide price £320,000



35 Rectory Close

Wombwell, Barnsley, S73 8EY

Guide price £320,000



Nestled in the tranquil cul-de-sac of Rectory Close in Wombwell, Barnsley, this stunning detached family home, built in 2016, offers a perfect blend of modern living and comfort. With four generously sized double bedrooms, this property is ideal for families seeking space and convenience.

Upon entering, you are greeted by two inviting reception rooms that provide ample space for relaxation and entertaining. The heart of the home is the open-plan kitchen and dining area, designed for both functionality and style. This space is perfect for hosting gatherings, featuring a contemporary layout that seamlessly connects to the garden, allowing for a delightful indoor-outdoor experience. The addition of a log burner adds a touch of warmth and charm, making it an inviting space during the cooler months.

The property boasts two well-appointed bathrooms, ensuring that morning routines run smoothly for the entire family. Outside, the generous garden offers a private sanctuary for children to play or for adults to unwind, while the garage and additional parking provide practical solutions for everyday living.

Conveniently located close to the train station and local shops, this home combines the peace of suburban life with easy access to amenities and transport links. Modern throughout, this property is ready for you to move in and make it your own. Don't miss the opportunity to view this exceptional family home in a sought-after location.

Living Room

The living room is a bright and welcoming space, carpeted in a soft neutral tone that complements the light walls. It features a window that allows plenty of natural light to fill the room. .

Kitchen

This kitchen is beautifully fitted with a range of grey shaker-style cabinets and white work surfaces that create a fresh and clean look. A window above the sink overlooks the garden, bringing in natural light. The kitchen is equipped with a built-in gas hob and oven along with integrated appliances. The flooring extends from the kitchen into the dining area, unifying the space with a stylish herringbone pattern.

Dining Room

The dining area is an inviting space adjoining the kitchen, featuring a window and two skylights that flood the room with daylight. It is designed to accommodate a dining table and chairs comfortably. A modern wood-burning stove with a slate tile backdrop adds warmth and character to the room, creating a cosy ambiance for meals and gatherings. The same herringbone flooring runs through from the kitchen, enhancing the open-plan feel. Access to the garden via doors.

Cloakroom

The cloakroom is compact and practical, featuring white subway tiles halfway up the walls with a contrasting green paint above. It is fitted with a white ceramic toilet and a wall-mounted basin. A frosted window provides privacy while allowing natural light to enter, and the flooring continues the neutral tone seen elsewhere in the house.

Utility Room

The utility room is efficiently arranged with built-in cabinets and work surfaces to complement the kitchen style. It includes space and plumbing for a washing machine, with a window allowing in natural light. The neutral decor and flooring create a clean and practical working environment.

Bedroom 1

This double bedroom is comfortably sized with neutral decor and carpet underfoot. It benefits from fitted wardrobes providing ample storage, and a window overlooks the outside.

Bedroom 2

Another double bedroom, this room is bright and airy with white walls and a window that lets in plenty of natural light. It has carpet flooring and is spacious enough to accommodate a desk or dressing table, alongside a double bed. The room is ideal for use as a guest room or a child's bedroom.

Bedroom 3

This bedroom is well lit by a window with curtains, featuring a neutral carpet and walls. It is a versatile room that could be used as a bedroom or a study, with ample space for furniture such as a bed or desk.

Bathroom

The main bathroom is well appointed with a white suite, including a bath with a shower overhead, a pedestal basin, and a toilet. The walls are tiled in a pale neutral tone with a decorative tiled panel behind the bath. A frosted window provides privacy while letting in natural light, and the floor is tiled for easy maintenance.

Ensuite

The en-suite shower room is modern and tiled throughout in a subtle beige tone. It is fitted with a corner shower enclosure, a wall-mounted basin, and a toilet. Chrome fixtures and a heated towel rail complete the practical and stylish space.

Rear Garden

The rear garden is a generous outdoor space featuring a lawn bordered by fencing for privacy. There is a paved patio area immediately outside the house, ideal for outdoor dining or relaxing. The garden is well maintained with a shed in the corner and provides a pleasant setting for outdoor enjoyment.

Bedroom Four

This double bedroom is a great size, with space for a bed and wardrobes.



Road Map



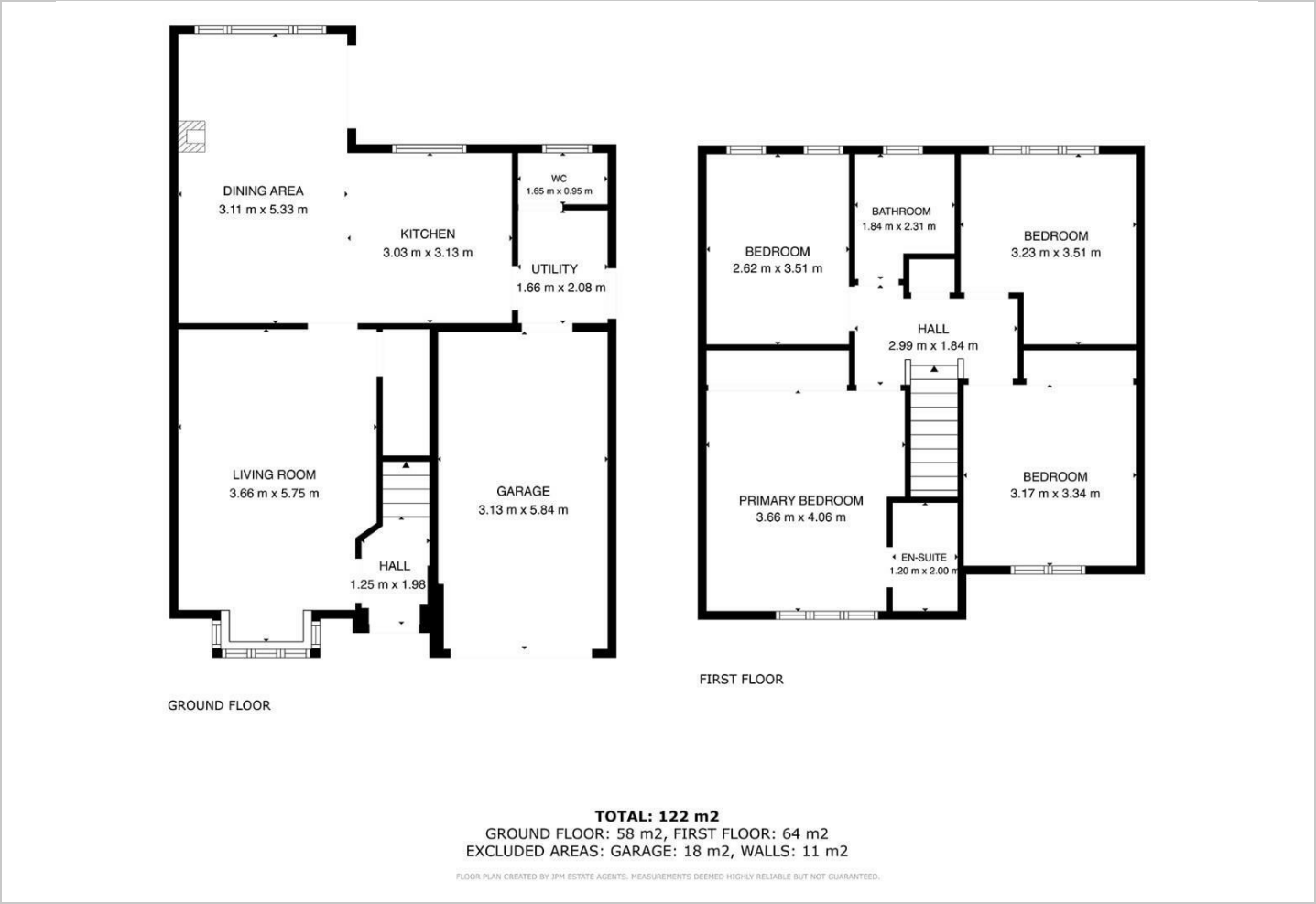
Hybrid Map



Terrain Map



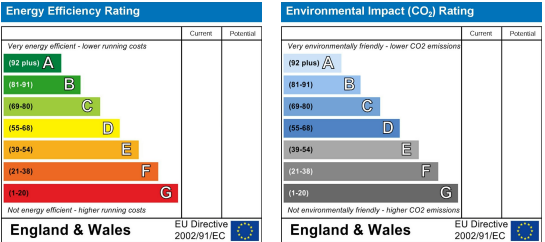
Floor Plan



Viewing

Please contact our JPM Estate Agents Ltd 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 firms employment has the authority to make or give any representation or warranty in respect of the property.