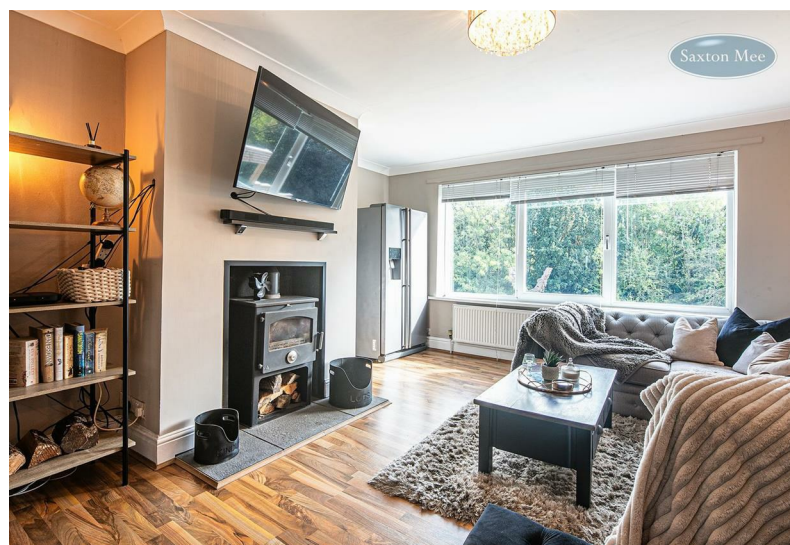




Brampton Crescent Wombwell Barnsley S73 0SZ
Guide Price £425,000

Brampton Crescent

Barnsley S73 0SZ

Guide Price £425,000

GUIDE PRICE £425,000-£450,000 ** FREEHOLD ** Viewing is recommended to fully appreciate the space, versatility and setting offered by this detached family home. A particular highlight is the beautifully designed rear garden, thoughtfully arranged to provide a choice of seating and entertaining areas from which to enjoy the surroundings throughout the day. A substantial garden room provides further highly versatile space and benefits from its own WC and outdoor shower. The property also features uPVC double glazing, gas central heating, a garage and driveway providing off-road parking.

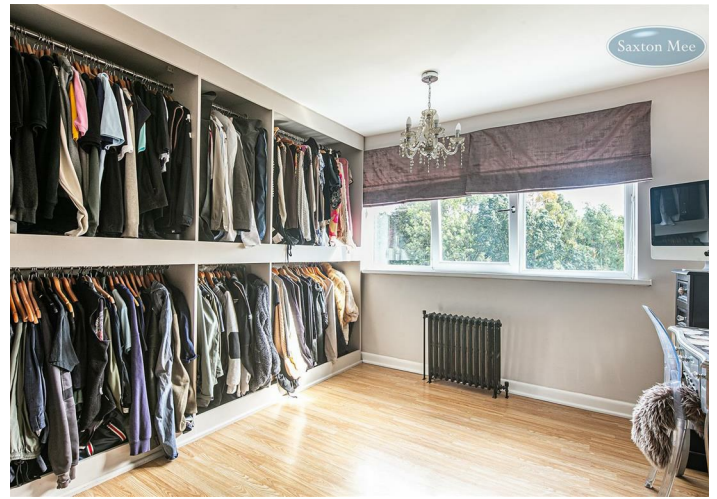
The lower ground floor incorporates a self-contained annexe, comprising a generous living/sleeping area, fitted kitchen and shower room. This flexible accommodation is ideal for extended family, visiting guests, those working from home, or a variety of other potential uses. There may also be scope to create an internal staircase connecting the lower ground floor with the main ground-floor accommodation, subject to any necessary planning permissions and building regulations.

The accommodation opens into a welcoming entrance hall, leading through to the dining room. An open aspect connects the dining room with the lounge, creating a sociable and spacious living area. The lounge features a multi-fuel stove set within the chimney breast, providing an attractive focal point. The kitchen is fitted with a range of units and includes an integrated electric oven, four-ring hob with extractor above, together with plumbing for both a washing machine and dishwasher. A composite stable door provides access to the side of the property.

To the first floor are three bedrooms and a well-appointed family bathroom. Bedrooms one and two are both doubles and enjoy fantastic views to the rear, while bedroom three is a small double overlooking the front. The fully tiled family bathroom is fitted with an attractive four-piece suite comprising a walk-in shower and freestanding bath.

- IDEAL FAMILY HOME
- SELF-CONTAINED ANNEXE
- BEAUTIFULLY DESIGNED REAR GARDEN
- SUBSTANTIAL GARDEN ROOM
- FANTASTIC REAR VIEWS
- SPACIOUS LOUNGE WITH MULTI-FUEL STOVE
- FOUR-PIECE FAMILY BATHROOM
- GARAGE & DRIVEWAY
- VIEWING HIGHLY RECOMMENDED





OUTSIDE

To the front of the property, a block-paved driveway provides generous off-road parking for up to three vehicles and leads to both the garage and main entrance. To the rear is an impressive south-east facing garden, thoughtfully designed for outdoor living and entertaining. A large porcelain-tiled terrace provides an attractive space for al fresco dining and relaxation, while the substantial garden room creates a superb additional entertaining area. Featuring three aluminium bi-fold doors, underfloor heating, power and lighting, the garden room can be enjoyed throughout the year and is finished with a distinctive artificial grass roof. The garden also benefits from external lighting and power points, a designated area suitable for a hot tub or Jacuzzi, and a further artificial lawn providing additional low-maintenance seating and relaxation space. Gates open onto an impressive decked waterside terrace, complete with a bar and barbecue area. The terrace extends to a private dock and enjoys a superb position directly adjoining the canal, creating an exceptional setting for outdoor entertaining and waterside living.

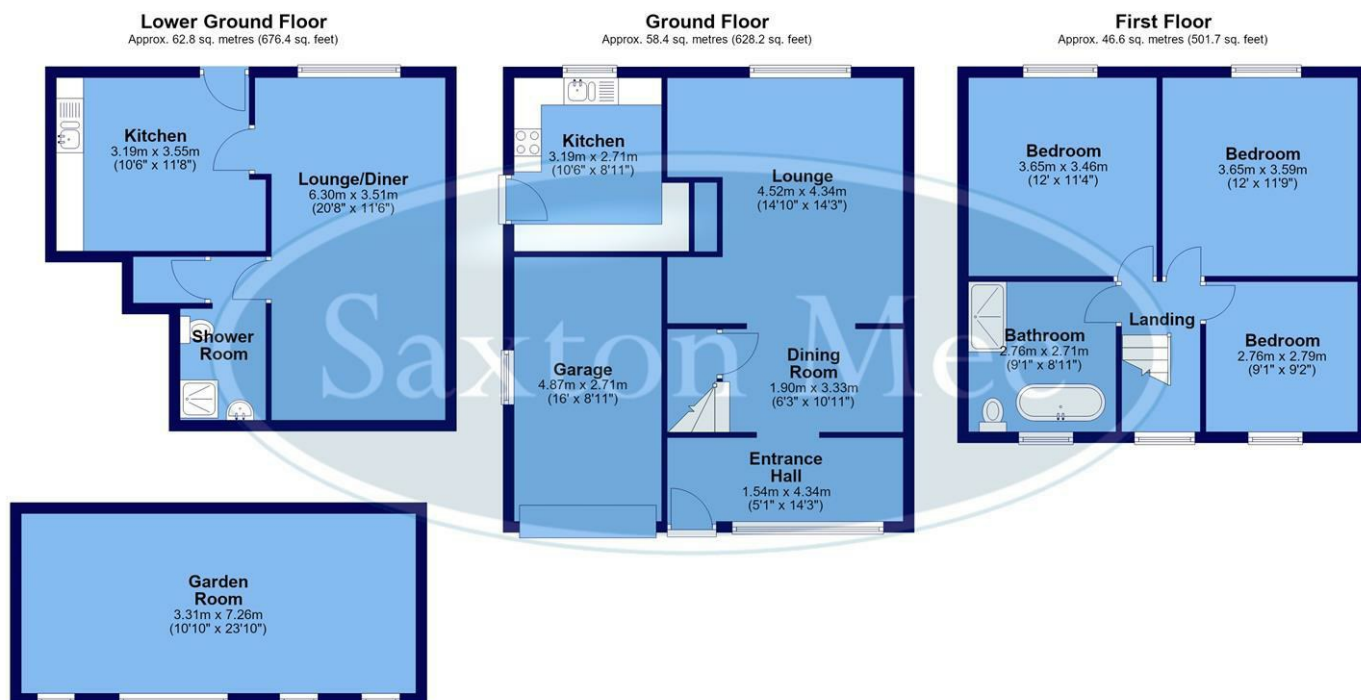
LOCATION

Brampton Crescent is situated in a popular and established residential area of Wombwell, Barnsley, offering a convenient location with excellent access to a wide range of local amenities, schools and transport links. The property is ideally positioned for access to Wombwell town centre, which offers a variety of independent shops, supermarkets, cafés, public houses and everyday services. The nearby Cortonwood Shopping Park provides an extensive selection of well-known high street retailers, supermarkets and food outlets. Families are well catered for, with several schools in the surrounding area, including Brampton Cortonwood Infant School, Wombwell Park Street Primary School and Netherwood Academy. For commuters, the location benefits from convenient road connections to Barnsley, Rotherham, Sheffield and the wider South Yorkshire region. Wombwell railway station is approximately 1.3 miles away, providing rail connections towards Barnsley, Sheffield and Leeds. Regular bus services are also accessible nearby. The surrounding area offers opportunities for outdoor recreation, with local parks, green spaces and walking routes within easy reach.

VALUER

Greg Ashmore MNAEA

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



Total area: approx. 167.8 sq. metres (1806.3 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp.

Crookes
Hillsborough
Stocksbridge

245 Crookes, Sheffield S10 1TF
82 Middlewood Road, Sheffield S6 4HA
462 Manchester Road, Sheffield S36 2DU

T: 0114 266 8365
T: 0114 231 6055
T: 0114 287 0112

www.saxtonmee.co.uk

