



9 Moorland Court

, Barnsley, S71 5FG

£280,000



Welcome to this charming four bedroom detached home, ideally situated within a sought-after family estate in Barnsley.

Upon entering the welcoming entrance hall, you will immediately appreciate how immaculately the property has been maintained by the current vendor. The ground floor offers a lovely lounge, perfect for relaxing with friends and family, along with a beautifully re-fitted kitchen/diner providing a modern and sociable living space. A useful utility room and convenient downstairs WC complete the ground floor accommodation.

To the first floor, there are four well-proportioned bedrooms, including a master bedroom benefitting from an en-suite, as well as a modern family bathroom serving the remaining rooms.

Externally, the property boasts excellent kerb appeal and a low-maintenance design. A driveway provides off-road parking and access to the garage, while the side of the property features AstroTurf and a pebbled area. The rear garden continues the low-maintenance theme with AstroTurf and a patio seating area, ideal for outdoor dining and relaxation.

MUST BE VIEWED TO FULLY APPRECIATE!



GROUND FLOOR

ENTRANCE

Entrance hall with stairs rising to the first-floor landing and radiator, providing a welcoming access point to the home.

LOUNGE

A spacious lounge area featuring a front-facing double glazed window, radiator, and TV aerial point, creating a bright and comfortable living space.

DINING KITCHEN

This well equipped dining kitchen comprises a range of wall and base units with worktop surfaces incorporating a sink unit with mixer tap. Integrated appliances include an oven, gas hob, and microwave. The room offers ample space for a dining table, along with a handy and good-sized storage cupboard.

A double glazed window provides natural light, while French-style doors open onto the rear garden. An archway leads through to the utility area, enhancing the practicality of the space.

UTILITY

The utility room provides plumbing and space for additional appliances, along with a work surface for convenience. The room also benefits from a rear entrance door and access to the downstairs WC, offering a practical and functional space.

DOWNSTAIRS WC

Modern WC comprising a wash hand basin and WC, with a window featuring obscure glazing for privacy. The room also benefits from a radiator, providing a practical and well-presented cloakroom space.

FIRST FLOOR

MASTER BEDROOM

A spacious master bedroom featuring fitted wardrobes, a double glazed window, and a radiator, with access to the en-suite, creating a comfortable and well-appointed principal bedroom.

EN-SUITE

A three-piece suite comprising a shower cubicle, WC, and wash hand basin. The room benefits from a window with obscure glazing for privacy and a radiator, creating a practical and well-presented shower room.

BEDROOM TWO

A further double bedroom featuring a double glazed window and radiator, offering a comfortable and well-proportioned space.

BEDROOM THREE

A third well-proportioned bedroom which can easily accommodate a double bed and additional furniture. The room benefits from a double glazed window and radiator, creating a bright and comfortable space.

BEDROOM FOUR

A good-sized fourth bedroom featuring a double glazed window and radiator, offering a versatile and comfortable space.

BATHROOM

A three-piece suite comprising a bath, WC, and wash hand basin. The room benefits from a double glazed window with obscure glazing for privacy and a radiator, creating a practical and well-presented bathroom.

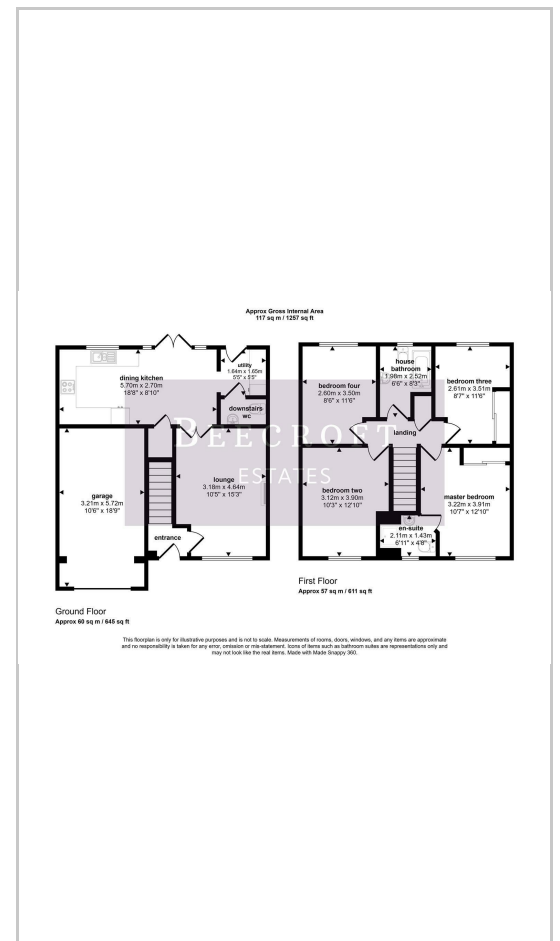
OUTSIDE

To the front of the property is a driveway providing parking for two vehicles, with the option to extend further if required. To the side is an area laid with AstroTurf and pebbles, offering low-maintenance appeal. To the rear is a well-presented, low-maintenance garden featuring a good-sized patio seating area and AstroTurf, ideal for outdoor relaxation.

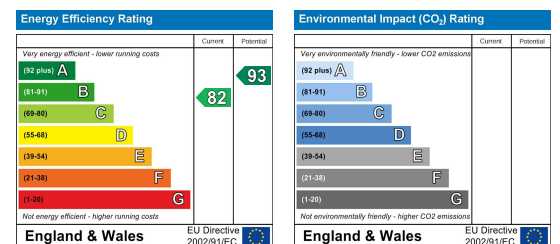
Area Map



Floor Plans



Energy Efficiency Graph



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Wombwell 6-8 Park Street, Wombwell, S73 0DJ

Tel: 01226 340110 Email: info@beecroftestates.co.uk www.beecroftestates.co.uk