



11 Moorland Court

, Barnsley, S71 5FG

Offers Over £260,000



We are delighted to offer for sale this immaculately presented detached family home, located on a modern and sought-after development within easy reach of local amenities. The property occupies a generous corner plot, offering both space and privacy, and benefits from ample off-road parking.

The home has been tastefully upgraded throughout, featuring tiled flooring in the bathrooms, cloakroom, utility room, and dining kitchen. Additional enhancements include ceiling spotlights and a beautifully landscaped garden with an Indian Stone patio seating area—perfect for outdoor entertaining.



GROUND FLOOR

ENTRANCE HALL

Having composite entrance door and laminate flooring.

LOUNGE

The well-presented lounge features a front-facing double glazed window, allowing for plenty of natural light. There is a continuation of the laminate flooring from the entrance hall, along with a radiator, TV aerial point, and stairs rising to the first-floor landing. A door leads through to the dining kitchen, creating a natural flow throughout the ground floor.

DINING KITCHEN

The dining kitchen is fitted with a stylish range of wall and base units complemented by Quartz work surfaces, which incorporate a sink unit with mixer tap. Integrated appliances include an oven, hob with extractor, fridge freezer, and dishwasher. The room features laminate flooring and enjoys an abundance of natural light through French-style doors and a rear-facing double glazed window, making it a bright and sociable space—ideal for both everyday living and entertaining.

UTILITY

The utility room offers a practical workspace with a worktop surface, laminate flooring, and plumbing for a washing machine and dryer, keeping laundry tasks separate from the main living areas. Rear entrance door.

CLOAKROOM

The cloakroom features a continuation of the laminate flooring and is fitted with a two-piece suite comprising a WC and wash hand basin. A window with obscure glazing provides natural light while maintaining privacy.

FIRST FLOOR

MASTER BEDROOM

The master bedroom is a generous double room featuring a front-facing double glazed window and radiator. A dressing area with fitted wardrobes offers excellent storage and leads through to the en-suite shower room, providing both comfort and convenience.

EN-SUITE

A three-piece suite comprising a shower cubicle, WC, and wash hand basin, offering a modern and practical bathroom space.

BEDROOM TWO

A double bedroom featuring a rear-facing double glazed window and radiator, offering a comfortable and bright space.

BEDROOM THREE

A further double bedroom featuring a window and radiator, providing a versatile and well-proportioned room.

HOUSE BATHROOM

The house bathroom features a three-piece suite comprising a bath, WC, and wash hand basin. The room is partially tiled and benefits from a window and radiator, combining functionality with natural light.

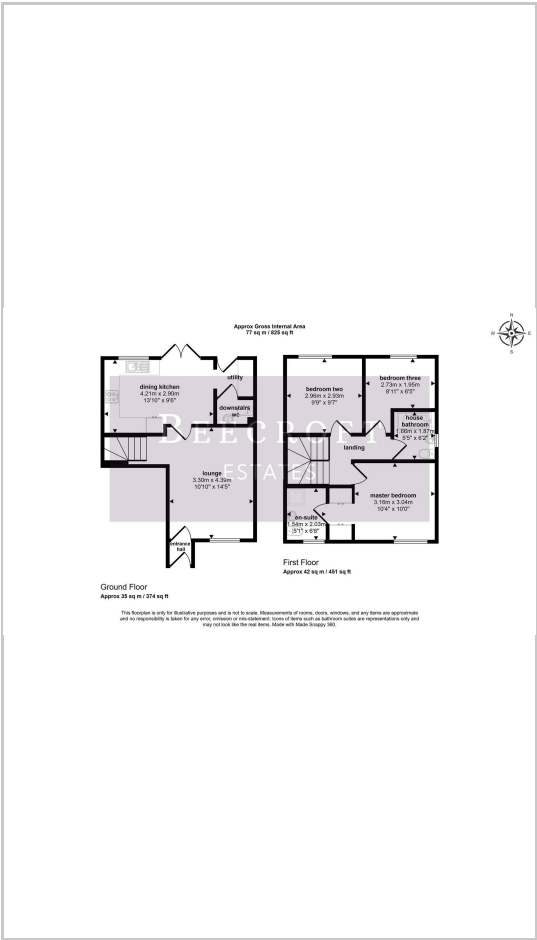
OUTSIDE

To the front, there is ample parking with a driveway leading to the garage. To the rear, the landscaped garden features an Indian Stone seating area, a grassed lawn, and a decked area complete with a wooden pagoda and BBQ space, perfect for outdoor entertaining and relaxation.

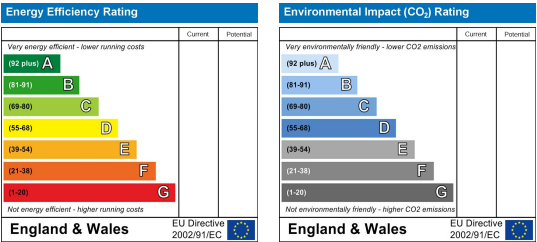
Area Map



Floor Plans



Energy Efficiency Graph



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