



# 110 Newland Avenue

Cudworth, Barnsley, S72 8XB

**Price Guide £309,950**

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## Entrance

### Lounge

15'3" x 11'4" (4.651 x 3.46)

### Kitchen Dining Room

17'10" x 9'9" (5.44 x 2.99)

### Utility Room

3'6" x 5'10" (1.08 x 1.80)

### Downstairs WC

6'0" x 3'11" (1.84 x 1.20)

### Landing

### Master Bedroom

14'5" x 11'4" (4.40 x 3.46)

### En-suite Shower Room

6'8" x 4'0" (2.05 x 1.22)

### Bedroom Two

10'2" x 8'2" (3.11 x 2.50)

### Bedroom Three

10'2" x 9'2" (3.11 x 2.81)

### Bedroom Four

14'5" x 8'6" (4.40 x 2.60)

### Bathroom

7'3" x 6'5" (2.21 x 1.97)

### Garage

### Outside

### Key Features

Four Spacious Double Bedrooms

Each bedroom offers generous proportions, providing comfort and flexibility for growing families, guests, or even a home office setup. The layout ensures privacy and personal space for everyone.

Two Stylish Bathrooms

Featuring modern fixtures and fittings, the bathrooms are designed for both functionality and style. Perfect for busy mornings or relaxing evenings, they add a touch of luxury to everyday living.

### Contemporary Fully Fitted Kitchen

The heart of the home, this kitchen combines sleek design with practical features. High-quality appliances, ample storage, and stylish finishes make it ideal for cooking, entertaining, and family life.

### Separate Utility Room

A dedicated space for laundry and household tasks, keeping the main living areas clutter-free. This is a must-have for busy families who value organisation and convenience.

### Bright & Airy Lounge

A welcoming space filled with natural light, perfect for relaxing or entertaining. The neutral tones create a calm and elegant atmosphere that complements any interior style.

### Garage & Driveway Parking for Three Vehicles

Secure off-street parking is a major plus, offering convenience and peace of mind. The garage also provides additional storage or potential for a workshop or hobby space.

### Built in 2023 – Nearly New Construction

Enjoy the benefits of a modern build, including energy efficiency, contemporary design, and low maintenance. This home is move-in ready with all the latest standards.

### Neutral & Stylish Interior Décor

The tasteful, modern palette throughout the home provides a blank canvas for personalisation, while maintaining a sophisticated and timeless look.

### Close to the Trans Pennine Trail

Nature lovers will appreciate the easy access to

scenic walking and cycling routes. Whether it's weekend adventures or daily strolls, the countryside is just moments away.

#### Prime Location in Cudworth, Barnsley

Situated in a desirable and newly developed part of Newland Avenue, this property offers a peaceful setting with excellent local amenities, schools, and transport links nearby.

#### Book a Viewing

If you would like to book a viewing of this property please call one of our property advisors on 01226 771333 Monday to Friday between 9am to 5pm or visit [www.psbarnsley.co.uk](http://www.psbarnsley.co.uk)

#### Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, The Property Shop would be pleased to provide free, no obligation sales and marketing advice.

The Property Shop, 208 Barnsley Road, Cudworth  
Barnsley, S72 8UJ



Road Map



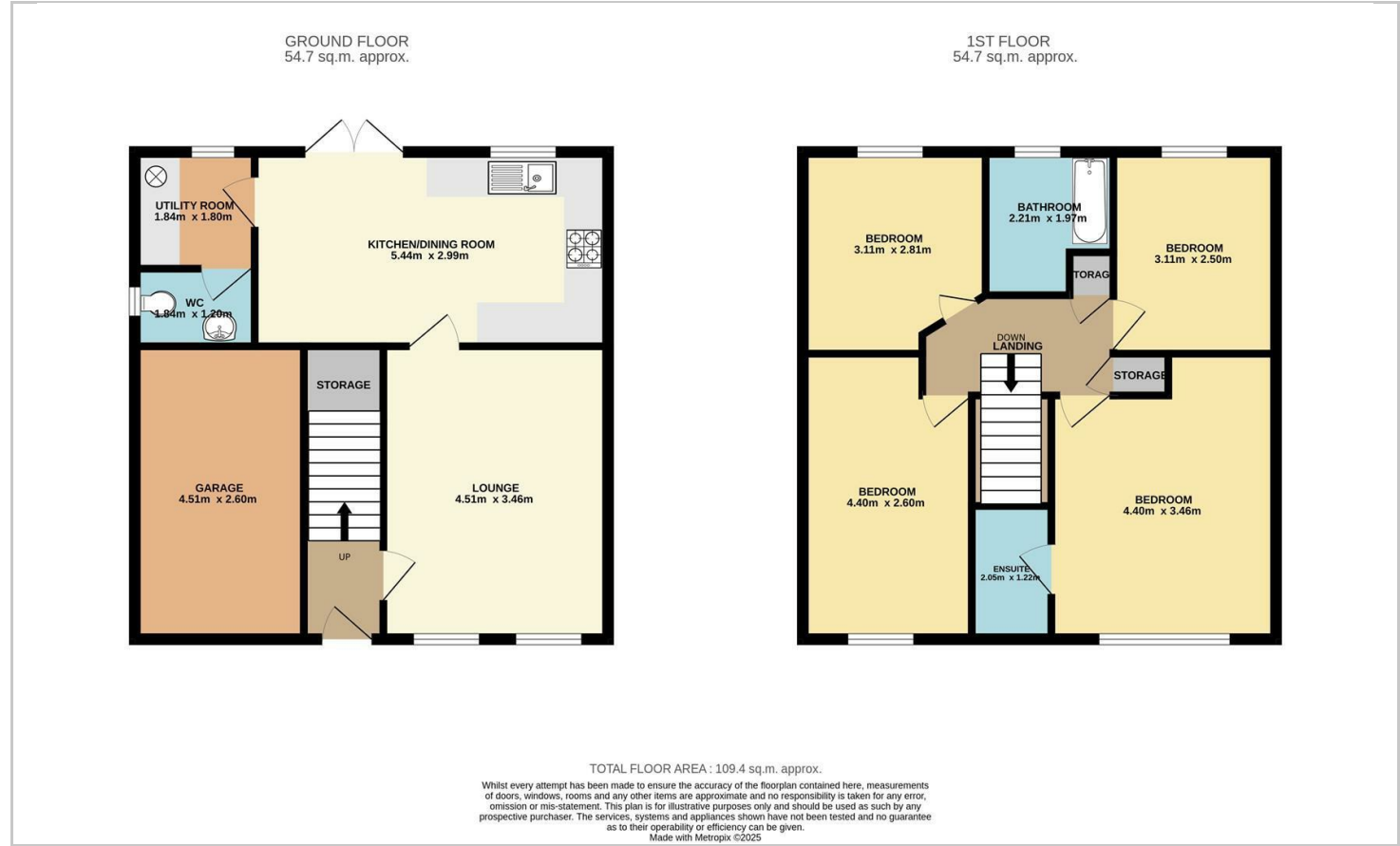
Hybrid Map



Terrain Map



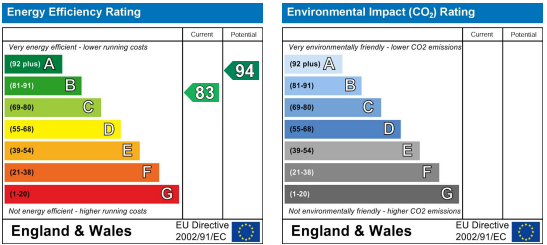
Floor Plan



Viewing

Please contact our TPS Barnsley Office on 01226 771333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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