



10 Southlea Avenue

Hoyland, Barnsley, S74 9LD

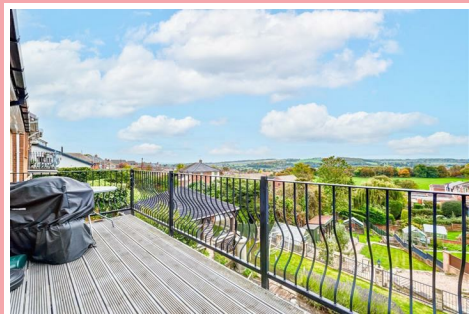
Guide price £375,000



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Nestled on the picturesque Southlea Avenue in Hoyland, Barnsley, this impressive detached family home offers a perfect blend of space, comfort, and stunning views. With five generously sized bedrooms, this property is ideal for families seeking room to grow and thrive. The home boasts two well-appointed reception rooms, providing ample space for relaxation and entertaining guests.

The two modern bathrooms ensure convenience for the entire family, while the sun room invites natural light and warmth, creating a delightful space to unwind. The sizable garden is a true highlight, offering a tranquil outdoor retreat for children to play and for family gatherings during the warmer months.

For those with multiple vehicles, the property features a driveway that accommodates up to seven cars, along with a garage and an outbuilding for additional storage needs. This thoughtful design ensures that parking is never a concern.

With its charming features and ample living space, this detached house is not just a home; it is a lifestyle choice. The stunning views surrounding the property enhance its appeal, making it a perfect sanctuary for those who appreciate both comfort and nature. This is a rare opportunity to secure a family home in a desirable location, where every detail has been considered for modern living.

Lounge

15'11" x 10'10" (4.86m x 3.31m)

This welcoming lounge features a cosy wood-burning stove set against a simple wall, creating a warm focal point. Dual aspect windows creating a light and airy space.

Kitchen/Dining Room

8'10" x 26'2" (2.70m x 7.97m)

Spacious and bright, this kitchen/dining room combines functionality with comfort. The kitchen is fitted with cream cabinetry, wooden worktops, and a tiled floor, creating a classic and practical space. There is integrated and freestanding appliance space, including a washing machine and dishwasher. The dining area benefits from French doors that open onto a balcony, flooding the space with natural light and offering views over the garden and beyond.

Bedroom 1

15'11" x 10'10" (4.84m x 3.31m)

A bright and airy bedroom featuring neutral decor and carpeted flooring. French doors open onto a balcony, enhancing the room with natural light and offering picturesque views of the garden and surrounding landscape. This space provides a peaceful retreat with ample room for bedroom furniture.

Bedroom 2

8'11" x 9'8" (2.73m x 2.95m)

This bedroom offers a cosy and practical space with a window that fills the room with natural light. The neutral walls and carpet create a calm atmosphere, ideal for rest and relaxation. It provides ample space for furniture and personal touches.

Bedroom 3

8'11" x 8'11" (2.73m x 2.71m)

A simple, carpeted bedroom with a window allowing natural light to brighten the space. Neutral walls and simple finishes make it a versatile room, suitable for various uses including as a bedroom or study.

Bedroom 4

15'11" x 10'4" (4.84m x 3.15m)

This bedroom benefits from neutral decor and carpet flooring, with a window that provides sweeping views of the surrounding area. The room is spacious enough to accommodate bedroom furnishings comfortably while maintaining a peaceful ambience.

Bathroom

A functional bathroom finished with modern tiling and a combination of bath and walk-in shower. The room has a window for natural light and ventilation, and practical fittings including a toilet and wash basin.

Ensuite

A compact ensuite shower room featuring a tiled shower enclosure, wash basin and toilet. The design is simple and efficient, making good use of the available space.

Bedroom 5

11'11" x 8'9" (3.62m x 2.66m)

A well-proportioned bedroom offering a quiet space with neutral tones and carpet underfoot. The room comfortably fits bedroom furniture and includes a window that allows plenty of daylight.

Landing

The hallway features a wooden floor and patterned wallpaper, adding character and warmth. It connects the stairs to the various bedrooms and bathrooms, with a window that brightens the space naturally. Under the stairs are built in storage cupboards ideal for a family.

Rear Garden

The rear garden is attractively tiered with areas of lawn, gravel, established fruit trees and planted borders. It enjoys a peaceful setting with mature trees and shrubs, alongside a wooden garden building, green house and a covered seating area, creating a versatile outdoor space for relaxing or entertaining. Steps lead down through the garden with lovely views across the neighbourhood and countryside beyond. There are also solar panels to the roof of the property which have potential to save money.

Balcony

6'5" x 17'9" (1.96m x 5.40m)

The balcony is an ideal spot to enjoy the views over the garden and surrounding areas of Elsecar and Wentworth. It features decking and a wrought-iron balustrade, accessible from the kitchen/dining room and bedroom, providing a pleasant outdoor space for relaxing.

Front Exterior

The front exterior of the property offers a spacious driveway with off-road parking leading to an integral garage with an electric door. EV Charging point. The brick-built facade blends with wood panelling, and mature shrubs and plants add a welcoming touch.

Garage

17'11" x 9'10" (5.47m x 3.00m)

The garage is a practical space with a remote control roller door and enough room for one vehicle. It is finished in brick and has a tiled floor, providing secure storage and parking.

Outbuilding - Sun Room

13'1" x 11'11" (3.98m x 3.63m)

The outbuilding includes a sun room, a bright and inviting space with windows and a door opening to the garden. It is ideal for use as a versatile garden room or studio, benefiting from garden views and natural light. Currently used as a gym with full gym equipment, hot tub and sauna all potential to stay with the sale.

Outbuilding - Store

7'8" x 12'6" max (2.33m x 3.81m max)

The outbuilding features a useful store room, providing additional storage space separate from the main house, perfect for garden tools or seasonal items.



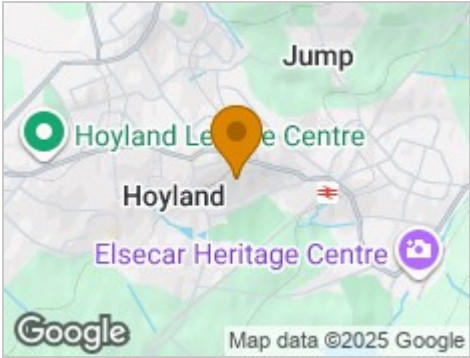
Road Map



Hybrid Map



Terrain Map



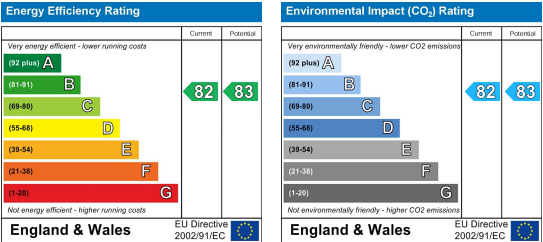
Floor Plan



Viewing

Please contact our JPM Estate Agents Office on 01226610606 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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