



£400,000

TENURE : FREEHOLD

St Juliens Way , Cawthorne, S75

Bedrooms : 3

Bathrooms : 1

Reception Rooms : 1

Three bedroom

detached family home

**Spacious living / dining room
with garden access**

**Modern fitted kitchen with
integrated appliances**

Convenient Downstairs WC

**Contemporary family
bathroom**

Movenowproperties.com LTD
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**MoveNow
Properties**

Movenowproperties are delighted to present this beautifully maintained and well-appointed family home, offering spacious and versatile accommodation throughout. This detached property is located in Cawthorne, Barnsley, and features a modern kitchen, ideal for everyday living. The home offers three well-proportioned bedrooms, making it perfect for families or those needing additional space. Externally, the property benefits from a large driveway providing ample off-road parking, adding both convenience and practicality. This is a fantastic opportunity to acquire a ready-to-move-into home in a desirable location.

Entrance Hall

A welcoming entrance hall featuring a UPVC entrance door with frosted side panel, radiator, and carpeted flooring. Stairs rise to the first floor, with wall lighting adding warmth. Doors provide access to the kitchen, living/dining room, downstairs WC, and a useful storage cupboard.

Living / Dining Room

Measurements: 20'3" x 17'6" (6.17m x 5.33m)

A bright and generously proportioned living and dining space, complete with carpeted flooring and two large radiators. A UPVC door opens onto the rear garden, while large double-glazed windows overlook the garden, allowing an abundance of natural light. Coving to the ceiling adds a touch of elegance and fitted furniture including a TV stand and modern wall units for additional storage., with access through to both the hall and kitchen.

Downstairs WC

Measurements: 5'3" x 4'10" (1.60m x 1.48m)

A convenient ground floor WC fitted with a low flush toilet and modern wash hand basin set within a stylish vanity unit, complemented by a tiled splashback. Additional features include a heated towel rail, recessed spotlights, and a frosted double-glazed window to the front.

Kitchen

Measurements: 11'9" x 8'5" (3.59m x 2.57m)

A modern and well-equipped kitchen offering a range of wall and base units with quartz work surfaces and upstands. Integrated appliances include a fridge freezer, NEFF microwave/oven, and NEFF hide-and-slide oven. There is also a four-ring AEG gas hob with cooker hood above, and a 1.5 stainless steel sink with mixer tap and drainer grooves. A double-glazed window overlooks the side aspect, with recessed spotlights and under-stairs storage providing practicality. Additional storage space and plumbing are available for a washing machine. Underfloor heating is also installed, providing added comfort and efficiency.

Stairs and Landing

Carpeted stairs lead to a spacious landing area with handrail, providing access to all bedrooms and the bathroom. A loft hatch with ladder leads to a partially boarded loft, offering useful additional storage with double glazed window offering attractive front views.

Bedroom One

Measurements: 12'2" x 10'8" (3.71m x 3.26m)

A well-proportioned double bedroom with carpeted flooring, fitted wardrobes, radiator, and a large double-glazed window overlooking the rear garden.

Bedroom Two

Measurements: 10'11" x 10'7" (3.32m x 3.23m)

A second double bedroom featuring carpeted flooring, fitted wardrobes, and a built-in workstation with drawers. A radiator and double-glazed window overlook the front aspect.

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Bedroom Three

Measurements: 9'4" x 7'8" (2.84m x 2.33m)

A generously sized third bedroom with carpeted flooring, radiator, and double-glazed window to the rear. Fitted wardrobes with mirrored sliding doors provide excellent storage.

Bathroom

Measurements: 8'2" x 6'0" (2.50m x 1.83m)

A contemporary bathroom suite comprising a low flush WC, P-shaped bath with overhead mains shower and waterfall showerhead, and glass shower screen. A modern wash basin is set within a vanity unit, complemented by stylish wall and floor tiling. Additional features include recessed spotlights, a frosted double-glazed window to the side, and a heated towel rail.

Outside

To the front, the property benefits from a large driveway providing off-road parking for several vehicles, alongside a lawned area with attractive shrubs.

To the rear is a well-maintained, south-facing garden featuring a patio seating area, steps leading to a lawn with established planting, and further steps to an additional seating space and large garden shed –ideal for storage and outdoor entertaining.

Detached Garage

Measurements: 20'4" x 10'6" (6.21m x 3.20m)

A larger-than-average detached garage with up-and-over door, power, and lighting. A double-glazed window to the side provides natural light, making this a practical and versatile space.

Location

Situated in the highly sought-after semi-rural village of Cawthorne, this attractive location offers a perfect balance of countryside charm and everyday convenience. The village is well-regarded for its picturesque surroundings, traditional pubs, local shops, and highly rated schools, making it particularly appealing to families. Excellent access to nearby towns and transport links ensures ease of commuting, while the surrounding countryside provides an abundance of scenic walks and outdoor pursuits.

Tenure: Freehold

Council Tax Band D

Property Type: Detached

Construction type Brick built

Heating Type Gas central heating

Water Supply Mains water supply

Sewage Mains drainage

Gas Type Mains Gas

Electricity Supply Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

Parking type: Off Street, parking and garage

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – LOW

All buyers are advised to visit the Government website to gain information on flood risk.

Planning permissions N/A

Accessibility features N/A

Coal mining area South Yorkshire is a mining area

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All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

We advise all clients to discuss the above points with a conveyancing solicitor.

Floor plans

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

Viewings

For further information or to arrange a viewing please contact our offices directly.

Free valuations

Considering selling or letting your property?

For a free valuation on your property please do not hesitate to contact us.

Agents Note

- To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

Vendor Q&A's

All of the answers provided above have been supplied directly by the seller of the property and are believed to be accurate. The estate agent accepts no responsibility for the accuracy of these responses. They are provided solely for the information of prospective buyers, who are advised to consult their solicitor to verify any details or queries

Q: Why is the owner selling?

A: To move closer to family

Q: Is the property double glazed and well-insulated?

A: YES

Q: Is there loft access?

A: YES

Q: What is the tenure, freehold, leasehold, or share of freehold?

A: FREEHOLD

Q: What direction does the garden face?

A: SOUTH

Q: Is the garden private or shared?

A: PRIVATE

Q: Are there any rights of way or easements?

A: NO

Q: What is the parking situation?

A: OFF STREET

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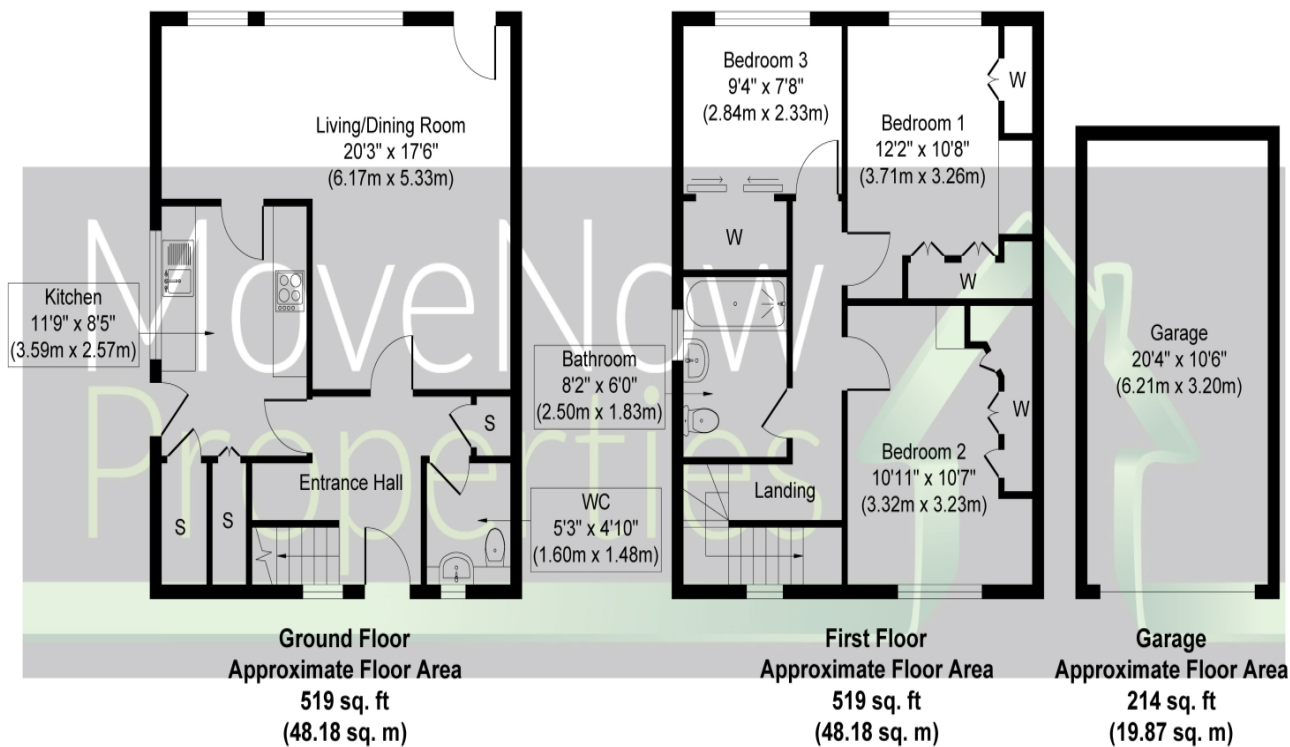
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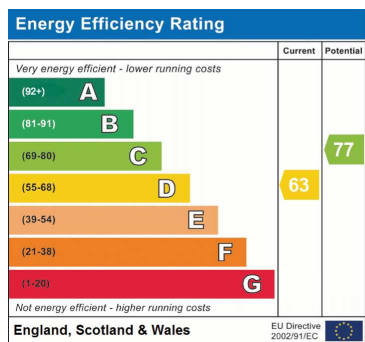






Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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