



PRICE GUIDE

**£309,950**

**Newland Avenue**

Cudworth, Barnsley, S72 8XB



## PROPERTY SUMMARY

Located on the new part of Newland Avenue in Cudworth, this nearly new 2023-built detached home offers 1,076 sq ft of modern, well-designed living space—perfect for families. A bright and airy reception room welcomes you on entry, enhanced by neutral décor that creates a fresh, elegant feel throughout. The property offers four spacious double bedrooms, giving plenty of room for family members or guests. The stylish, fully fitted kitchen is complemented by a separate utility room, adding practicality to the home's contemporary layout and making everyday living simple and efficient. With two well-appointed bathrooms, busy mornings are easily managed. Parking for up to three vehicles adds convenient flexibility for modern family life. The home is also ideally positioned near the Trans Pennine Trail, offering easy access to beautiful countryside for walking, cycling, and outdoor enjoyment—making this a fantastic blend of comfort, style, and nature. In summary, this nearly new detached house on Newland Avenue is a wonderful opportunity for those seeking a modern, spacious, and well-located family home. With its tasteful decor, ample living space, and access to the great outdoors, it truly is a property that deserves your attention.

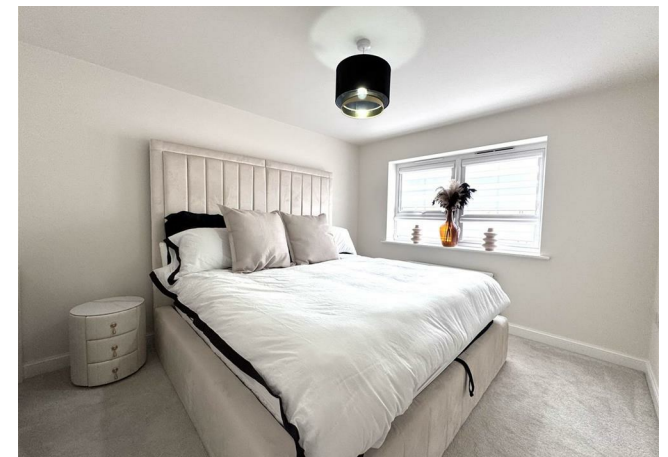
4



2



1







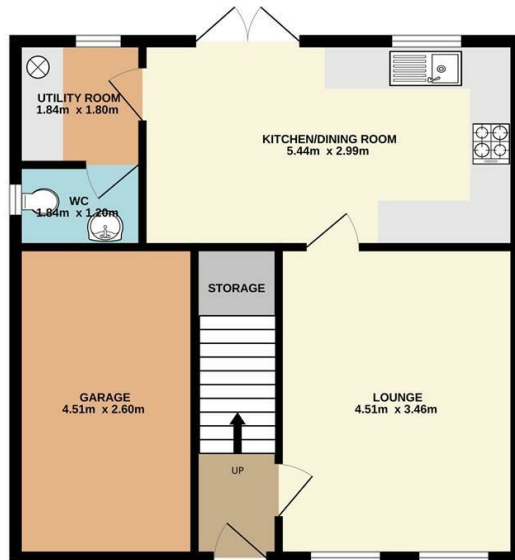




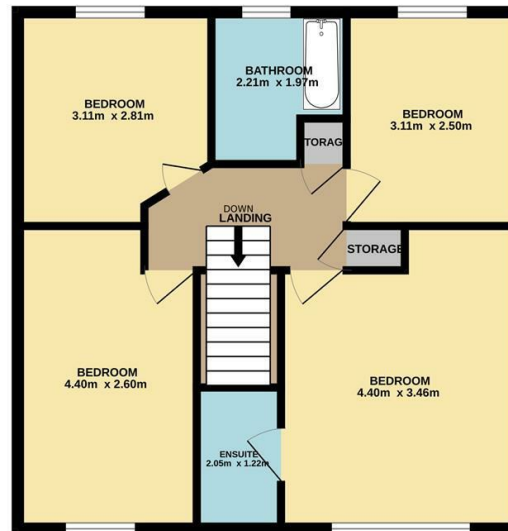




GROUND FLOOR  
54.7 sq.m. approx.



1ST FLOOR  
54.7 sq.m. approx.



TOTAL FLOOR AREA: 109.4 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2025

## LOCAL AUTHORITY

Barnsley MBC

## TENURE

Freehold

## EPC RATING:

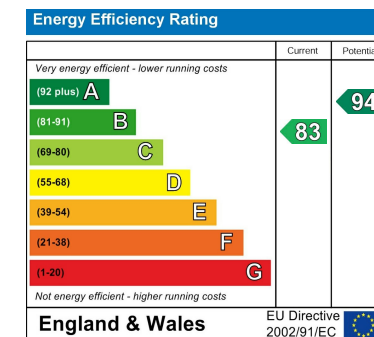
B

## COUNCIL TAX BAND

D

## VIEWINGS

By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



## OFFICE ADDRESS

208 Barnsley Road  
Cudworth  
Barnsley  
S72 8UJ

## OFFICE DETAILS

01226 771333  
property@psbarnsley.co.uk  
<https://www.psbarnsley.co.uk/>