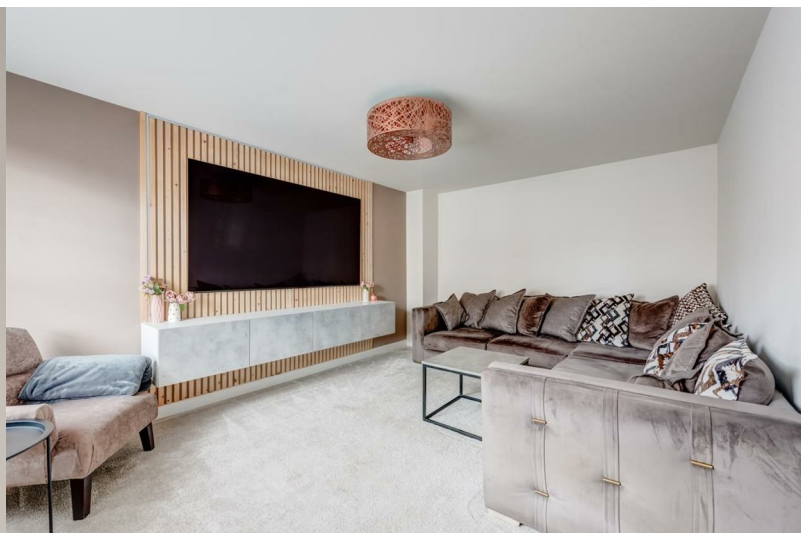
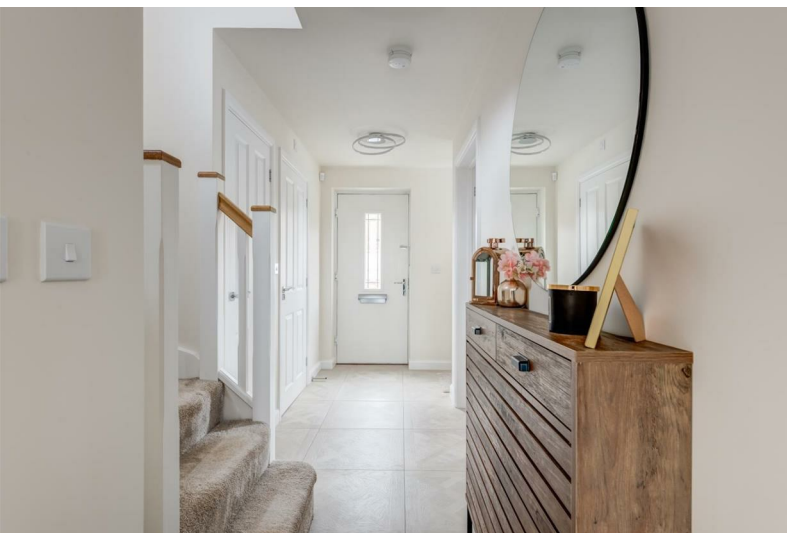




## 70 Carrs Avenue

Cudworth, Barnsley, S72 8FY

**Guide price £310,000**



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Nestled in the charming area of Carrs Avenue, Cudworth, Barnsley, this stunning detached house, built in 2022, offers a perfect blend of modern living and comfort. With four spacious bedrooms, this property is ideal for families seeking ample space to grow and thrive.

Upon entering, you are greeted by two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The layout of the home is thoughtfully designed, ensuring a seamless flow between the living areas. The two well-appointed bathrooms provide convenience and privacy for all residents, making morning routines a breeze.

The contemporary design and high-quality finishes throughout the house reflect a commitment to modern living, while the detached nature of the property offers a sense of privacy and tranquillity. The location in Cudworth is particularly appealing, providing easy access to local amenities such as the park and Trans Pennine Trail, schools, and transport links, making it an excellent choice for both families and professionals.

This property is not just a house; it is a place where memories can be made and cherished for years to come. If you are looking for a modern, spacious home in a friendly community, this delightful residence on Carrs Avenue is certainly worth considering.

## Hallway

This inviting hallway welcomes you with its bright, neutral decor and tiled flooring, creating a clean and fresh ambiance. The staircase with carpeted steps leads gracefully to the upper floor. Doors off the hallway provide access to the cloakroom, utility room, and lounge, making it a well-connected entry space.

## Lounge

15'5" x 11'1" (4.70m x 3.37m)

A peaceful lounge bathed in natural light from a front window, offering a serene space to relax. The soft carpet underfoot complements the neutral walls, while a modern media wall with vertical wooden slats and a floating cabinet creates a contemporary focal point for a TV.

## Dining Kitchen

9'8" x 19'3" (2.95m x 5.86m)

The dining kitchen is a bright and spacious area fitted with modern, high-gloss cabinetry in a sleek light beige tone and complemented by stone-effect work surfaces. Integrated appliances include a double oven, gas hob with extractor, and a wine cooler, providing a contemporary and functional cooking space. The open dining area comfortably accommodates a table and bench seating, set beside French doors that lead out to the garden, flooding the room with natural light and offering easy outdoor access. The tiled flooring throughout adds to the clean, practical feel of this social hub. Adjacent is the handy utility room, equipped with plumbing for a washing machine and additional storage space.

## Utility

6'1" x 4'2" (1.86m x 1.27m)

The utility room offers a practical space with tiled flooring and light walls, featuring plumbing and space for laundry appliances. A window allows natural light to brighten the room, which is conveniently positioned just off the kitchen for easy access.

## Cloakroom

This ground floor cloakroom is thoughtfully designed with half-height tiled walls in a grey tone, paired with neutral paint above. It includes a compact basin and a close-coupled toilet, making it a convenient and practical addition to the home.

## Rear Garden

The rear garden is a generous outdoor space featuring a tiled patio area that extends from the back of the house, perfect for outdoor seating and entertaining. Beyond the patio lies a lawn bordered by mature fencing, offering privacy and a natural backdrop. The garden also benefits from side access and views towards the detached garage, providing a versatile and pleasant outdoor environment.

## Bedroom 1

10'10" max x 11'1" (3.31m max x 3.37m)

The master bedroom is a bright and calming retreat with soft carpeting and neutral walls. It comfortably fits a double bed and features an en-suite shower room, which is fully tiled in light hues and equipped with a walk-in shower, basin, and toilet. A window allows natural light to fill the room, enhancing its restful atmosphere.

## Bedroom 2

10'2" x 10' (3.11m x 3.05m)

This second bedroom is a well-proportioned room with soft carpeting and neutral decor. It comfortably fits a double bed and benefits from natural light through a front-facing window, creating a cosy and inviting space.

## Bedroom 3

9' x 7'10" (2.73m x 2.39m)

A well-sized third bedroom with neutral carpet and walls, featuring a window to the side. This room offers flexibility and a comfortable sleeping area or guest bedroom.

## Bedroom 4

6'9" x 9' (2.05m x 2.75m)

This fourth bedroom is a compact room, suitable as a single bedroom or study, featuring neutral tones and carpeting. A window provides natural light from the side aspect.

## Bathroom

This well-appointed bathroom includes a modern white suite comprising a bath, basin, and toilet. Walls are tiled in a mid-grey tile with a light patterned floor tile, and a frosted window allows privacy and natural light.

## Landing

The first-floor landing is a bright and practical space with access to all bedrooms, the family bathroom, and two storage cupboards. Neutral carpeting and walls create a seamless connection between rooms.

## Garage

16'11" x 9' (5.16m x 2.75m)

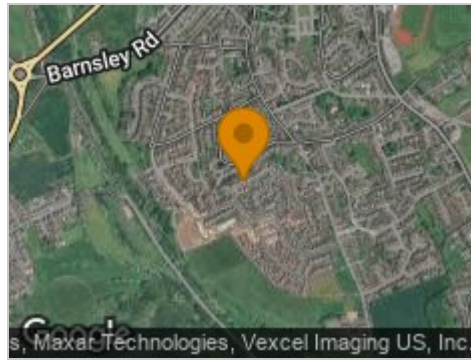
This detached garage is a single-car unit with a pitched roof and red brick construction, situated at the end of the driveway. It provides secure and convenient parking or storage space, complementing the property well.



## Road Map



## Hybrid Map



## Terrain Map



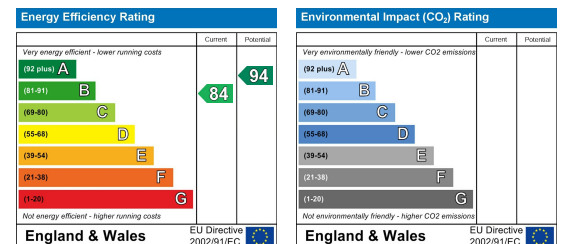
## Floor Plan



## Viewing

Please contact our JPM Estate Agents Ltd 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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