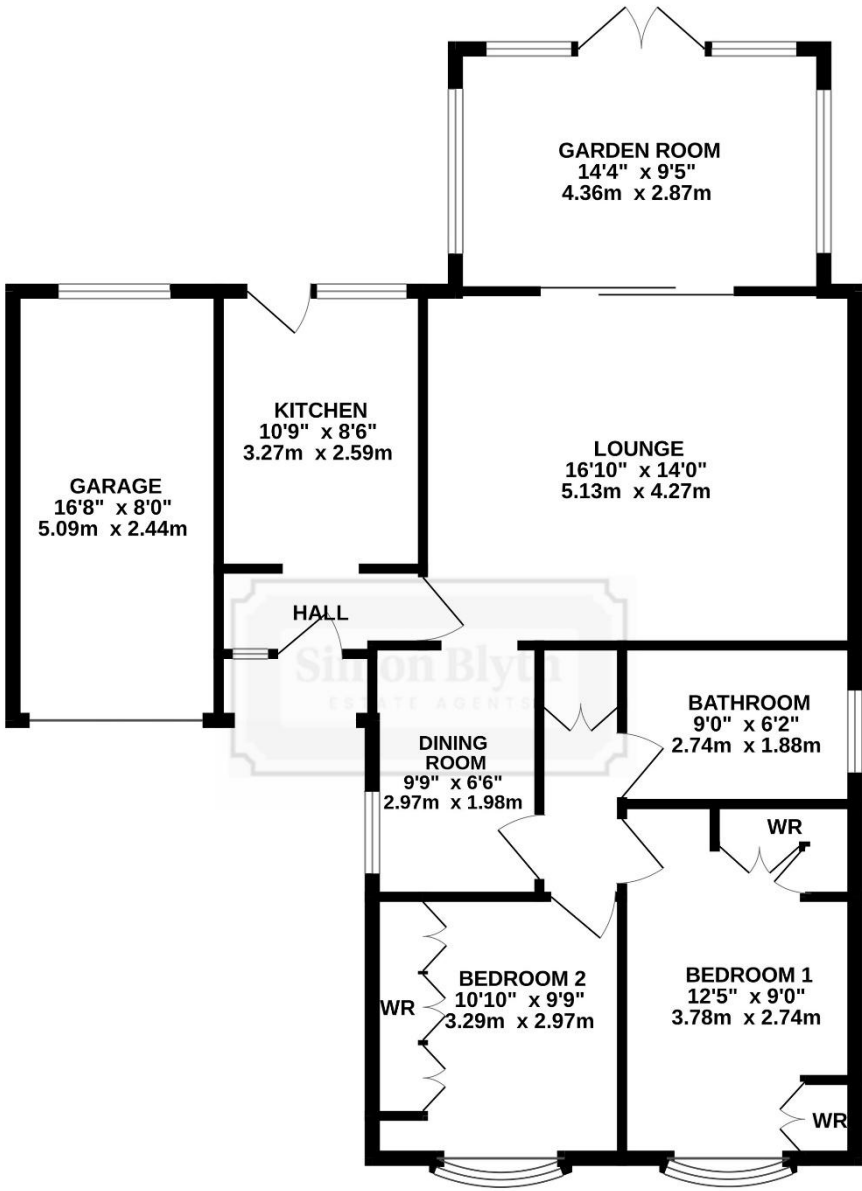




41 WELLAND COURT, HIGHAM, BARNESLEY, S75 1PZ



WELLAND COURT

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.
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PROPERTY DESCRIPTION

OCCUPYING AN ENVIOUS PLOT WITH VIEWS OVER NEIGHBOURING FIELDS IS THIS TWO/THREE BEDROOMED DETACHED TRUE BUNGALOW. BEEN UPDATED BY OUR CURRENT VENDOR THROUGHOUT AND BENEFITTING FROM A SUPERB GARDEN ROOM. LOCATED CLOSE BY TO LOCAL AMENITIES AND TRANSPORT LINKS THIS HOME IS A MUST VIEW!

The accommodation briefly comprising: entrance hallway, kitchen with far reaching view, lounge, garden room with panoramic views over neighbouring fields, dining room/ bedroom three, two double bedrooms, bathroom and useful storage cupboard. To front there is a driveway providing off-street parking leading to garage. There is a lawned area to front and lawned area to rear along with patio.

Offers Around £340,000

GROUND FLOOR

ENTRANCE HALL

Entry is gained via a composite door with inset opaque glass panels with matching side panel into an entrance hall. There is central ceiling light point, ornate dado rail, central heating radiator, access to the kitchen and a door leading through to the following rooms.

KITCHEN

Measurements – 10'9" x 8'6" (3.27m x 2.59m)

With a range of wall and base units with shaker style fronts and wood effect laminate worktop over with matching splashback. A four-ring Bosch induction hob with extractor fan over. Integrated appliances, consisting of a Bosch electric oven and washing machine. A single basin Belfast style sink with integrated draining board, stainless steel mixer tap over. Inset spotlights to ceiling, a central heating radiator, UPVC double glazed window to the rear of the property overlooking the fields. A UPVC engineered stable door with inset opaque glass panel leading to the rear of the property.



LOUNGE:

Measurements – 16'10" x 14'0" (5.13m x 4.27m)

A very spacious room with space for a three-piece suite and further freestanding furniture, focal point of the room is the fireplace with inset gas fire with mahogany surround and mantel piece with marble surround and hearth. There is central ceiling light point, ornate coving to the ceiling, central heating radiator, sliding UPVC double glazed patio style doors leading to garden room and allowing access to the following rooms.



GARDEN ROOM:

Measurements – 14'4" x 9'5" (4.36m x 2.87m)

Recently renovated by the current vendor to incorporate a solid roof and UPVC double glazed windows to three sides, this is a lovely addition to the property with far reaching views across the neighbouring fields. There is central ceiling light point, two central heating radiators and tiled floor.



DINING ROOM/ BEDROOM THREE:

Measurements – 9'9" x 6'6" (2.97m x 1.98m)

With space for a four-seater table, ceiling light point, ornate coving to ceiling with matching dado rail, central heating radiator, UPVC double glazed window to side of the property and doors leading through to the following rooms. This room has scope to be used as a third bedroom subject to alterations.



REAR HALLWAY:

With mirrored door to cupboard with the back of which is the previous door leading through to the living room, it would be relatively easy to convert this as the access back to the bedrooms as was previously the case and to convert the diner back to bedroom three. There is ceiling light point, loft access and doors leading through to the following rooms.

BEDROOM ONE:

Measurements – 12'5" x 9'0" (3.78m x 2.74m)

A spacious sized room with a selection of built-in furniture and space for a king-sized bed, ceiling light point, coving to the ceiling, central heating radiator and a bow UPVC double glazed window to the front of the property.



BEDROOM TWO:

Measurements – 10'10" x 9'9" (3.29m x 2.97m)

A double sized bedroom with a range of built-in furniture, ceiling light point, coving to the ceiling, central heating radiator and UPVC bow window to the front of the property.



BATHROOM:

Measurements – 9'0" x 6'2" (2.74m x 1.88m)

Comprising of a four-piece suite in white with close coupled W.C., hand basin with stainless steel mixer tap set within a vanity unit with marble effect laminate worktop, bath with stainless steel mixer tap over and corner shower cubicle with a triton T80 SI electric shower with wall mounted handheld attachment. There are inset spotlights to the ceiling, inset to UPVC panelling, extractor fan, central heating radiator, UPVC double glazed opaque window and the room is fully tiled.



FRONT GARDEN:

To the front of the property is a low brick wall with wrought iron fence over and matching gate posts with double gates leading to a blocked paved driveway which leads onto an attached garage. A further lawned area and borders with mature shrubs and plants.

GARAGE:

Measurements – 16'8" x 8'0" (5.09m x 2.44m)

With an electric up and over door, ceiling light point, electric sockets and the house boiler which is an Ideal Logic combi C30.

REAR GARDEN:

To the rear of the property which is accessed via the kitchen, garden room or pedestrian gate, leads to a paved patio area with further lawned area beyond and low maintenance gardens to the side, an ideal place for outside entertaining as far-reaching views over the local fields and further countryside views beyond.





ADDITIONAL INFORMATION

EPC rating - D

Property tenure – Freehold

Local authority – Barnsley Metropolitan Borough Council

Council tax band – D

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six-inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.

2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

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OFFICE OPENING TIME
7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 14:00

Sunday - 11:00 to 13:00

Details printed 26/10/2026



PROPERTY VIEWING NOTES



MAIN CONTACTS

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