



4 Bed
House - Detached
located in Grimethorpe

8 Thistley Court Grimethorpe Barnsley S72 7AZ



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Asking price £289,950

Nestled in the tranquil cul-de-sac of Thistley Court in Grimethorpe, Barnsley, this impressive detached house offers a perfect blend of modern living and comfort. Built in 2006, the property boasts a spacious layout that is ideal for families or those seeking ample room to entertain.

With four well-proportioned bedrooms, this home provides plenty of space for relaxation and privacy. The bathroom, shower room & WC ensure that morning routines run smoothly, catering to the needs of a busy household. The two reception rooms offer versatile spaces that can be tailored to your lifestyle, whether you prefer a formal sitting area or a casual family room.

The quiet location enhances the appeal of this property, making it an ideal retreat from the hustle and bustle of everyday life. Residents can enjoy the peace and serenity of the surroundings while still being conveniently located for local amenities and transport links.

This delightful home is a wonderful opportunity for anyone looking to settle in a friendly community. With its modern features and spacious design, it is sure to impress those seeking a comfortable and stylish living environment. Do not miss the chance to make this charming property your own.

Entrance Hall

This entrance hall welcomes you with a clean and bright space, featuring light wood effect flooring and neutral walls. A handy storage cupboard is tucked beneath the stairs, and the area benefits from natural light through a windowed front door, offering a neat and practical introduction to the home.

Cloaks / WC

Conveniently located off the hallway with a WC and wash hand basin.

Living Room

16'5" x 11'10"

A spacious living room stretches generously, bathed in natural light from a large bay window and French doors leading to the garden. The neutral carpet and soft-toned walls create a calm atmosphere, while a charming fireplace serves as a cosy focal point, perfectly suited for relaxing or entertaining.

Dining Room

11'6" x 9'2"

The dining room offers a bright and inviting space with a bay window that looks out to the front garden, filling the room with natural light. The soft, neutral tones on the walls provide a warm setting for family meals or dinner parties, while the room's size comfortably accommodates a good-sized dining table and chairs.

Kitchen/Breakfast Room

12'6" x 12'6"

This kitchen and breakfast room is a bright and practical space, fitted with a range of wood-effect cabinets and light tiled flooring. Ample countertop space and integrated appliances make it very functional, while space for a dining table provides a casual spot for meals. A distinctive patterned wallpaper on one wall adds character without overwhelming the room.

Utility Room

The utility room is a compact and efficient space, equipped with a work surface above appliances and a door leading outside. It provides a practical area for laundry and additional storage, keeping the main kitchen clutter-free.

Landing

At the top of the stairs, the landing leads to all bedrooms and bathrooms, with a neutral carpet and simple decoration providing a clean and bright transition between rooms.

Bedroom One

12'6" x 11'6"

The master bedroom is a tranquil retreat featuring soft carpeting and neutral walls with a stylish grey accent wall. It benefits from built-in wardrobes for ample storage and enjoys natural light from a large window.

Ensuite Shower Room

An ensuite shower room offers privacy and convenience with a fully tiled shower, toilet, and wash basin.



Bedroom Two

12'2" x 9'10" max

This bedroom is nicely sized, with neutral tones and a large window that fills the room with light. It features a soft carpet and simple, classic decoration, creating a comfortable space suitable for various uses.

Bedroom Three

12'2" x 9'10" max

Bedroom three is a bright and airy room, featuring a large window with curtains and neutral décor. The carpeted floor and modest furnishing space make it well suited as a guest room or child's bedroom.



Bedroom Four

9'2" x 9'2"

The fourth double bedroom is currently used as a practical study space, this room is filled with natural light from a window with views outside and has neutral walls and carpeting.



Bathroom

The main bathroom is neutral and fresh with tiled floors and walls. It features a bathtub, a separate shower cubicle, a toilet, and a wash basin, offering a clean and well-appointed space for family use.

Rear Garden

The rear garden offers a private and well-maintained outdoor space with a paved patio area ideal for seating and al fresco dining. The lawn is bordered by mature shrubs and trees, creating a peaceful and sheltered environment perfect for relaxing or entertaining.

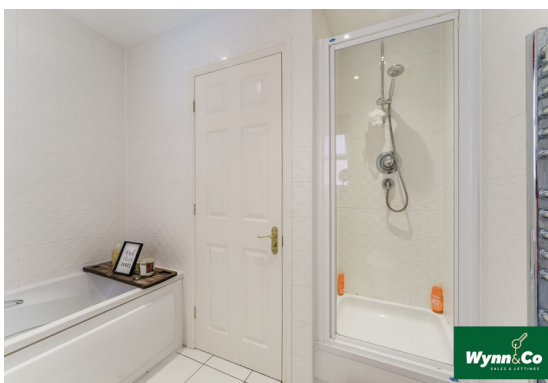


Front Exterior

The front exterior of the home presents a traditional brick façade with a tiled roof and an integral garage. A driveway provides parking, while a small lawn and tree soften the frontage, welcoming you into this well-kept family home.

MISC

1. **MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage, and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
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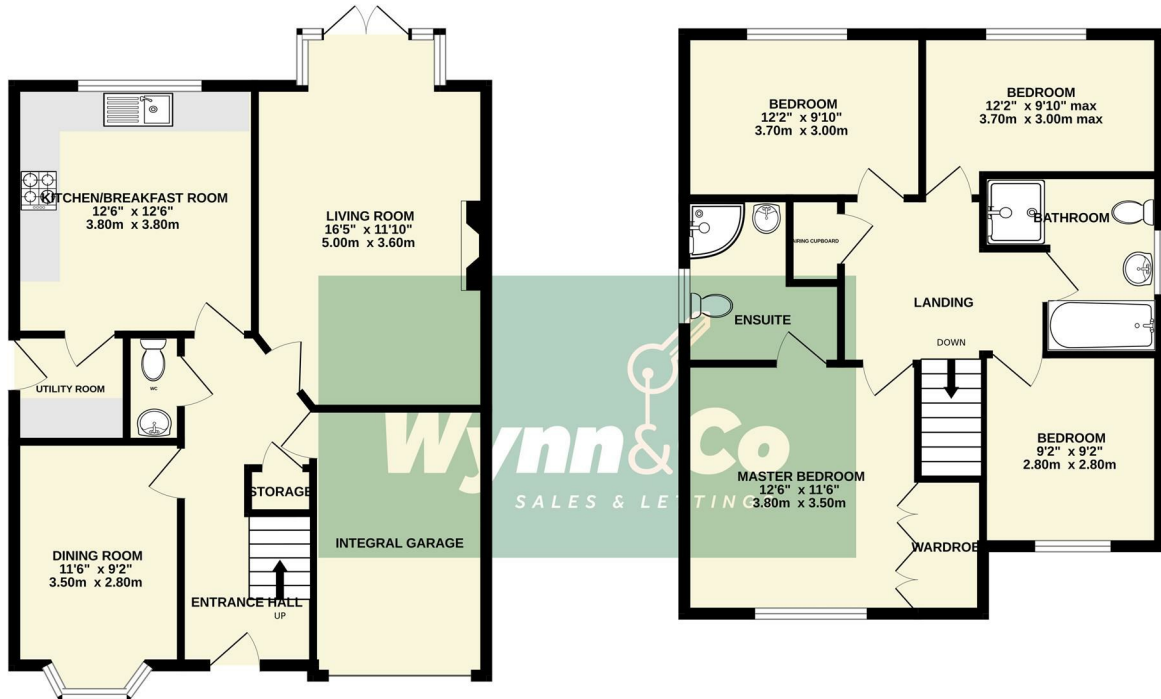


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GROUND FLOOR
697 sq.ft. (64.7 sq.m.) approx.

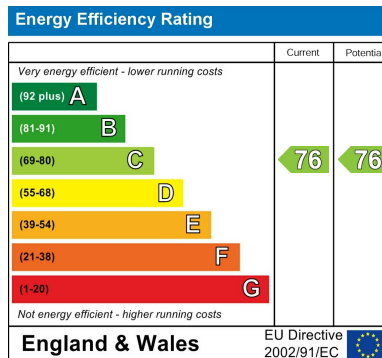
1ST FLOOR
649 sq.ft. (60.3 sq.m.) approx.



FOUR BEDROOM DETACHED FAMILY HOME

TOTAL FLOOR AREA : 1346 sq.ft. (125.1 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.
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DIRECTIONS

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