

SALTER'S BROOK, CUDWORTH

CARRS LANE, CUDWORTH, BARNSLEY, S72 8EJ



A BEAUTIFUL DEVELOPMENT OF 2, 3 & 4 BEDROOM HOMES



STUNNING HOMES IN A GREAT LOCATION

**WELCOME TO SALTER'S BROOK, A DELIGHTFUL
DEVELOPMENT OF 2, 3 & 4 BEDROOM HOMES.**

A new community of stylish 2, 3 & 4 bed homes located east of the thriving town of Barnsley in open countryside just off Carrs Lane in Cudworth. Cudworth is a friendly village steeped in history with a busy shopping street providing plenty of amenities close by to your new home.

You'll be centrally located between Barnsley, Doncaster and Wakefield, and within easy commuting distance to Sheffield and Leeds.



SALTER'S BROOK, CUDWORTH S72 8EJ

DEVELOPMENT LAYOUT - CARRS LANE, CUDWORTH, BARNSLEY, S72 8EJ



- Windermere
4 Bedroom Home
- Radleigh
4 Bedroom Home
- Halton
4 Bedroom Home
- Alderney
4 Bedroom Home
- Kingsley
4 Bedroom Home
- Ripon
4 Bedroom Home
- Chester
4 Bedroom Home
- Eskdale
3 Bedroom Home
- Folkstone
3 Bedroom Home
- Ennerdale
3 Bedroom Home
- Maidstone
3 Bedroom Home
- Alton
3 Bedroom Home
- Bedale
2 Bedroom Home
- Washington
2 Bedroom Home



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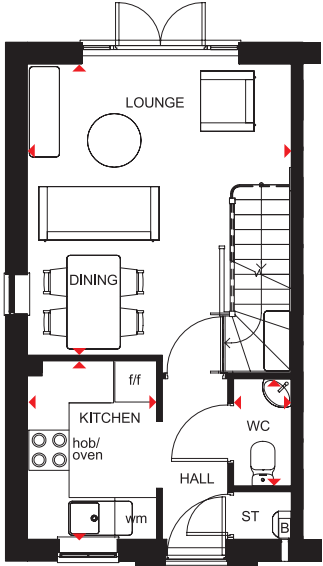
WASHINGTON

THE CLASSIC
COLLECTION

2 BEDROOM TERRACED HOME



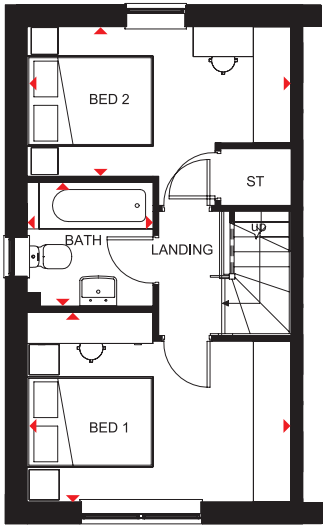
- Oversized windows maximise natural light, creating a bright two bedroom terraced home
- An open-plan lounge and dining area opens onto the rear garden
- A modern fitted kitchen at the front opens up from the hall
- Upstairs are two double bedrooms and family bathroom



Ground Floor

Lounge/Dining	4612 x 3943mm	15'2" x 12'11"
Kitchen	2663 x 1929mm	8'9" x 6'4"
WC	1599 x 863mm	5'3" x 2'10"

[Approximate dimensions]



First Floor

Bedroom 1	3943 x 2836mm	12'11" x 9'4"
Bedroom 2	3943 x 2670mm	12'11" x 8'9"
Bathroom	1852 x 1878mm	6'1" x 6'2"

[Approximate dimensions]

KEY

B Boiler
ST Store
wm Washing machine space

f/f Fridge/freezer space
◀▶ Dimension location

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HOMES

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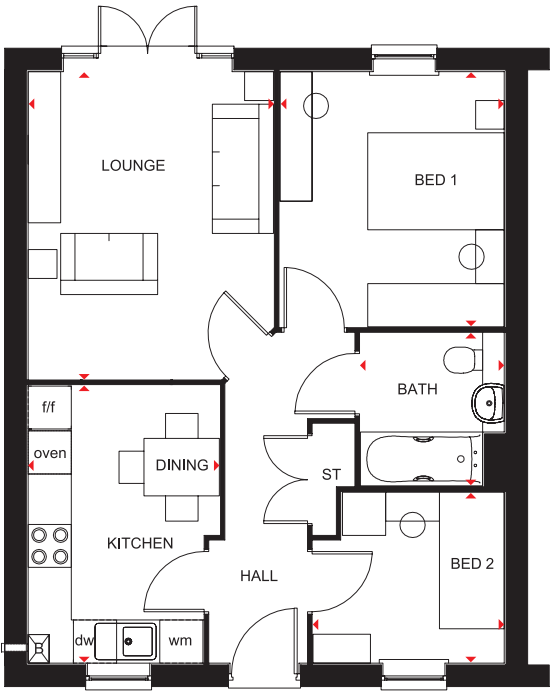
BEDALE

THE CLASSIC
COLLECTION

2 BEDROOM SEMI-DETACHED HOME



- Compact, semi-detached bungalow for convenient one level living
- Front-aspect fitted kitchen with dining area
- Good-sized lounge with French doors leading to the garden
- Two bedrooms – one rear-aspect double and one front-aspect single – and a fitted bathroom



Dimensions

Lounge	3412 x 4278mm	11'2" x 14'0"
Kitchen/ Dining Room	2662 x 3863mm	8'9" x 12'8"
Bedroom 1	3124 x 3550mm	10'3" x 11'8"
Bedroom 2	2663 x 2376mm	8'9" x 7'10"
Bathroom	2001 x 2124mm	6'7" x 7'0"

(Approximate dimensions)

KEY	B	Boiler	f/f	Fridge/freezer space
	ST	Store	dw	Dishwasher space
	wm	Washing machine space	◀▶	Dimension location

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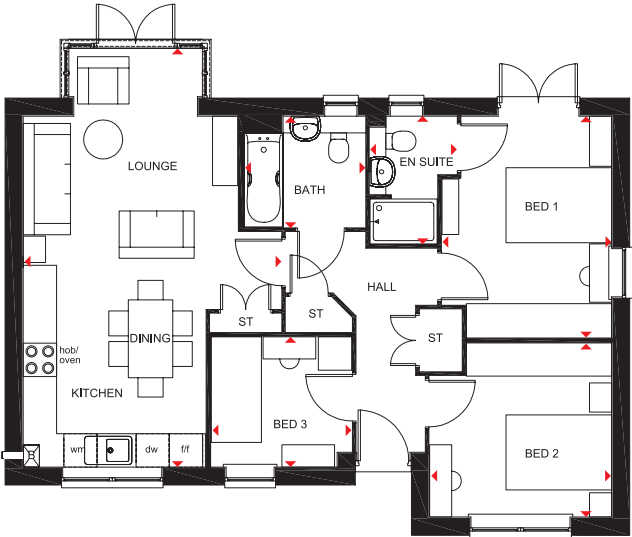


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3 BEDROOM DETACHED HOME



- Attractive living space conveniently on one level
- Large, open-plan kitchen, dining and lounge area with bright, walk-in glazed bay leading to the garden
- En suite master bedroom with French doors also leading to the garden
- Further double bedroom and a single, family bathroom and plenty of storage space



Ground Floor

Lounge/ Kitchen/Dining	4642 x 7540mm	15'3" x 24'9"
Bedroom 1	3051 x 3991mm	10'0" x 13'1"
En Suite	1561 x 2300mm	5'1" x 7'7"
Bedroom 2	3278 x 3135mm	10'9" x 10'3"
Bedroom 3	2527 x 2344mm	8'3" x 7'8"
Bathroom	2175 x 2000mm	7'2" x 6'7"

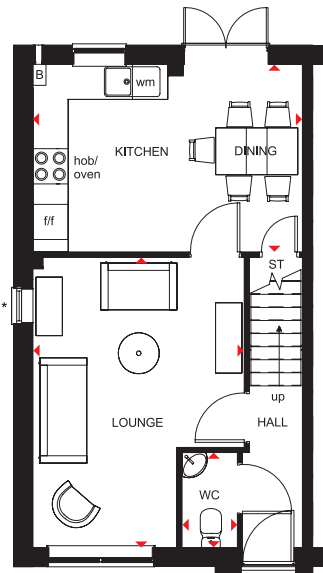
(Approximate dimensions)

KEY	B	Boiler	f/f	Fridge/freezer space
	ST	Store	dw	Dishwasher space
	wm	Washing machine space	◀▶	Dimension location

3 BEDROOM TERRACED HOME



- An ideal family home designed with plenty of space for modern living
- The ground floor has a dual-aspect lounge and an open-plan kitchen with dining area and French doors leading to the garden
- On the first floor are two double bedrooms – the generous master with en suite – a single bedroom and family bathroom

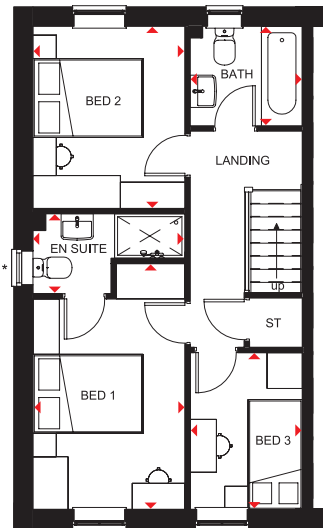


Ground Floor

Lounge	4955 x 3604mm	16'3" x 11'10"
Kitchen/Dining	3202 x 4598mm	10'6" x 15'1"
WC	932 x 1620mm	3'1" x 5'4"

[Approximate dimensions]

* Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots



First Floor

Bedroom 1	4204 x 2592mm	13'10" x 8'6"
En Suite	1365 x 2592mm	4'6" x 8'6"
Bedroom 2	3112 x 2592mm	10'3" x 8'6"
Bedroom 3	2676 x 1918mm	8'9" x 6'4"
Bathroom	1702 x 1918mm	5'7" x 6'4"

[Approximate dimensions]

* Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots

KEY

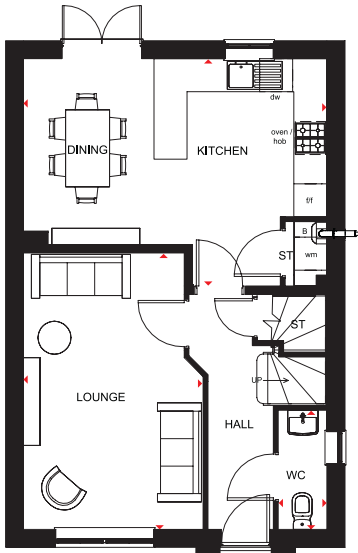
B	Boiler
ST	Store
wm	Washing machine space

f/f Fridge/freezer space
◀▶ Dimension location

4 BEDROOM DETACHED HOME



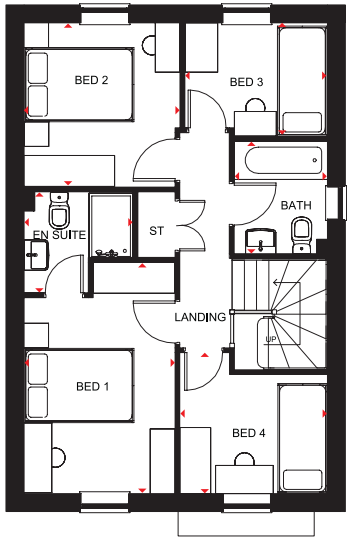
- An ideal family home filled with light through oversized windows
- A large kitchen with dining area and French doors onto the rear garden is a great hub for both the family and to entertain
- A spacious lounge is the perfect place for relaxing in
- Upstairs are two double bedrooms, the master with en suite, two single bedrooms and a family bathroom



Ground Floor

Lounge	3269 x 5026mm	10'9" x 16'6"
Kitchen/Dining	5520 x 4135mm	18'1" x 13'7"
WC	886 x 2164mm	2'11" x 7'1"

[Approximate dimensions]



First Floor

Bedroom 1	2746 x 4205mm	9'0" x 13'10"
En Suite	1983 x 1835mm	6'6" x 6'0"
Bedroom 2	2836 x 2986mm	9'4" x 9'10"
Bedroom 3	2596 x 2060mm	8'6" x 6'9"
Bedroom 4	2686 x 2562mm	8'10" x 8'5"
Bathroom	1698 x 2048mm	5'7" x 6'9"

[Approximate dimensions]

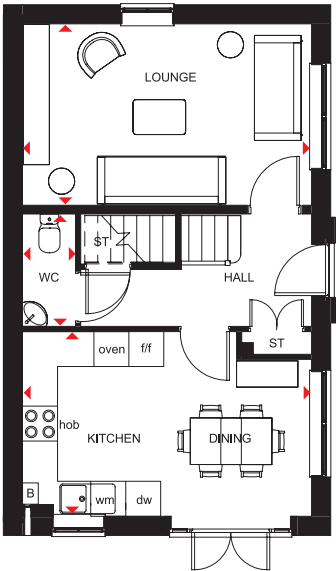
KEY	B	Boiler	f/f	Fridge/freezer space
	ST	Store	dw	Dishwasher space
	wm	Washing machine space	◀▶	Dimension location

ENNERDALE

3 BEDROOM DETACHED HOME



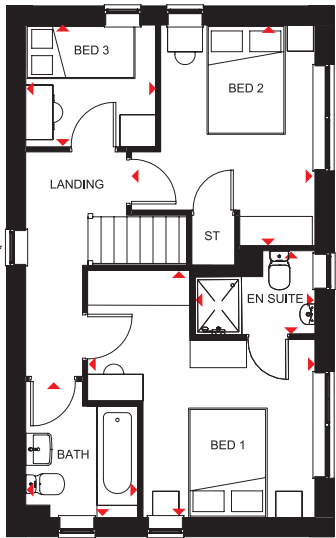
- Light fills this three bedroom home through oversized windows
- A dual-aspect lounge and bright, fully fitted kitchen with dining area opening onto the garden provide space that's ideal for modern living
- Upstairs are two spacious, dual-aspect double bedrooms, the master with en suite, a single bedroom and family bathroom



Ground Floor

Lounge	4960 x 3112mm	16'3" x 10'3"
Kitchen/Dining	4960 x 3170mm	16'3" x 10'5"
WC	1929 x 911mm	6'4" x 3'0"

[Approximate dimensions]



First Floor

Bedroom 1	4231 x 3898mm	13'11" x 12'9"
En Suite	2061 x 1427mm	6'9" x 4'8"
Bedroom 2	3783 x 3145mm	12'5" x 10'4"
Bedroom 3	2227 x 2089mm	7'4" x 6'10"
Bathroom	2334 x 1924mm	7'8" x 6'4"

[Approximate dimensions]

* Window may be omitted on certain plots, Speak to a Sales Adviser for details on individual plots.

KEY	B	Boiler	f/f	Fridge/freezer space
	ST	Store	dw	Dishwasher space
	wm	Washing machine space	◀▶	Dimension location

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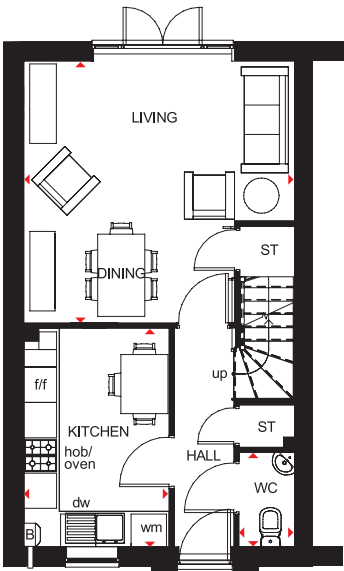
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HOMES

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3 BEDROOM SEMI-DETACHED HOME



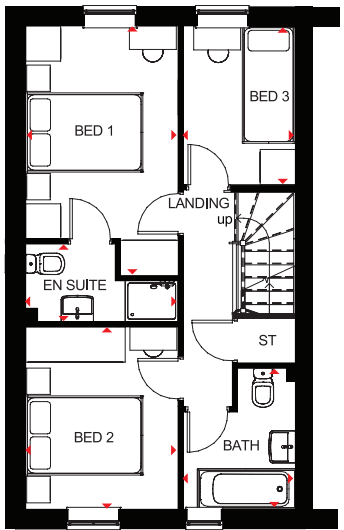
- Bright three bedroom home with flexible space designed for practical modern living
- Open-plan lounge with dining area opens onto the rear garden, while a stylish kitchen includes room for a breakfast table
- Upstairs are a good-sized master bedroom with en suite, a further double bedroom, single bedroom and family bathroom



Ground Floor

Living/Dining	4598 x 4445mm	15'1" x 14'7"
Kitchen	3713 x 2463mm	12'2" x 8'1"
WC	1600 x 948mm	5'3" x 3'1"

[Approximate dimensions]



First Floor

Bedroom 1	4205 x 2597mm	13'10" x 8'6"
En Suite	1325 x 2597mm	4'4" x 8'6"
Bedroom 2	3112 x 2597mm	10'3" x 8'6"
Bedroom 3	2708 x 1913mm	8'11" x 6'3"
Bathroom	2418 x 1913mm	7'11" x 6'3"

[Approximate dimensions]

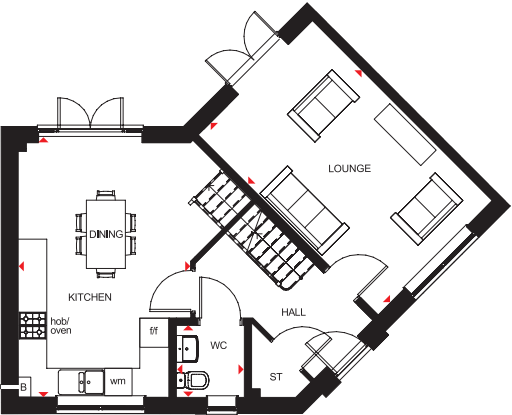
KEY B Boiler
ST Store
wm Washing machine space

f/f Fridge/freezer space
▶ Dimension location

3 BEDROOM DETACHED HOME



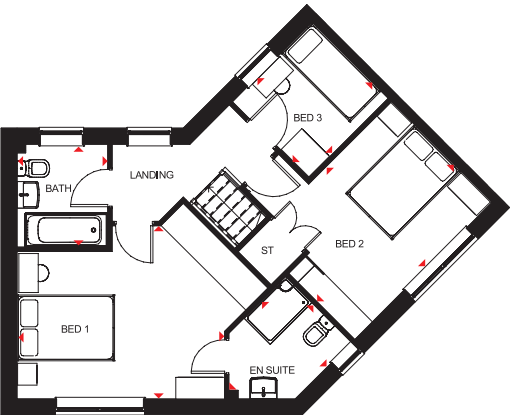
- Natural light fills this home via oversized windows and two sets of French doors leading to the rear garden
- A large open-plan kitchen and dining area creates a great hub for the family, while the dual-aspect lounge provides room to entertain
- Upstairs are two spacious double bedrooms, the master with en suite, a single bedroom and family bathroom



Ground Floor

Lounge	5230 x 3319mm	17'2" x 10'11"
Kitchen/Dining	5230 x 4822mm	17'2" x 15'10"
WC	1480 x 1395mm	4'10" x 4'7"

[Approximate dimensions]



First Floor

Bedroom 1	5151 x 4109mm	16'11" x 13'6"
En Suite	2523 x 2517mm	8'3" x 8'3"
Bedroom 2	3983 x 3797mm	13'1" x 12'5"
Bedroom 3	2310 x 2213mm	7'7" x 7'3"
Bathroom	2113 x 1863mm	6'11" x 6'1"

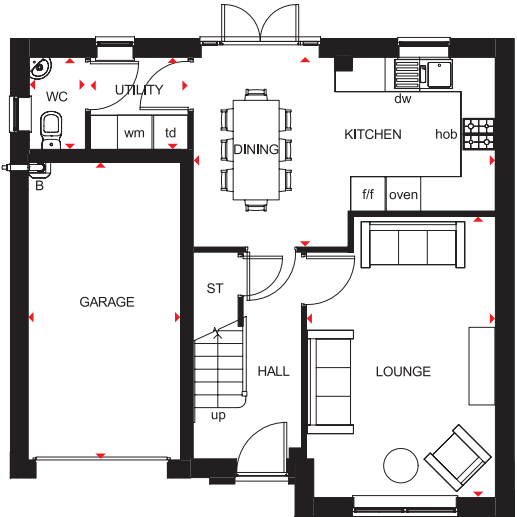
[Approximate dimensions]

KEY	B	Boiler	f/f	Fridge/freezer space
	ST	Store	◄►	Dimension location
	w/m	Washing machine space		

4 BEDROOM DETACHED HOME



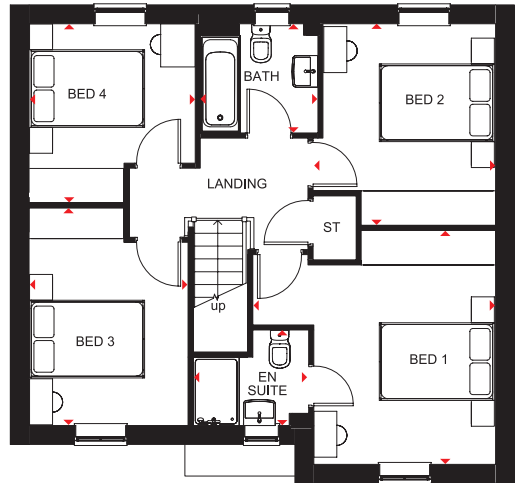
- Bright and spacious four bedroom family home with oversized windows allowing light to flow through
- As well as a generous lounge, the open-plan kitchen with dining area provides room for all the family to enjoy. There is also a separate utility
- Upstairs are three double bedrooms, master with en suite, a single bedroom and family bathroom



Ground Floor

Lounge	4898 x 3287mm	16'1" x 10'9"
Kitchen/Dining	5259 x 3151mm	17'3" x 10'4"
Utility	1700 x 1602mm	5'7" x 5'3"
WC	976 x 1602mm	3'2" x 5'3"
Garage	5189 x 2657mm	17'0" x 8'9"

(Approximate dimensions)



First Floor

Bedroom 1	4196 x 4068mm	13'9" x 13'4"
En Suite	2011 x 1661mm	6'7" x 5'5"
Bedroom 2	3174 x 3504mm	10'5" x 11'6"
Bedroom 3	2764 x 3774mm	9'1" x 12'5"
Bedroom 4	2888 x 3123mm	9'6" x 10'3"
Bathroom	2046 x 1899mm	6'9" x 6'3"

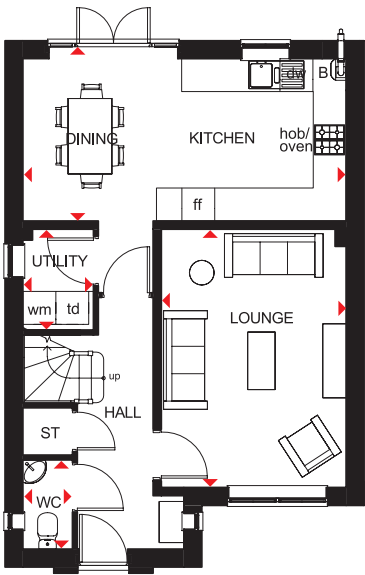
(Approximate dimensions)

KEY	B	Boiler	f/f	Fridge/freezer space	◀▶	Dimension location
	ST	Store	dw	Dishwasher space		
	wm	Washing machine space	td	Tumble dryer space		

4 BEDROOM DETACHED HOME



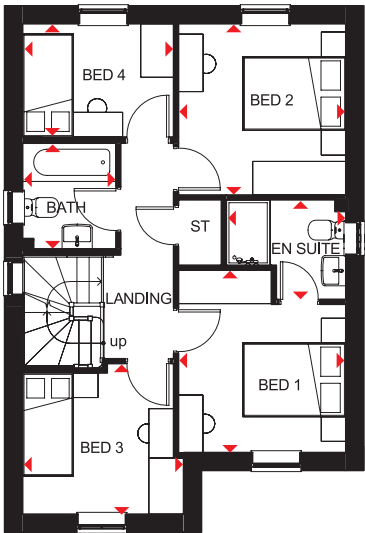
- Bright, airy family home with oversized windows to maximise light
- The large open-plan kitchen has a dining area with French doors leading to the garden. There is also a separate utility room
- The spacious lounge is a great place for the family to relax in
- Upstairs are two double bedrooms, the master with en suite, two single bedrooms and a family bathroom



Ground Floor

Lounge	3370 x 4710mm	11'1" x 15'5"
Kitchen/Dining	5895 x 2960mm	19'4" x 9'9"
WC	904 x 1627mm	3'0" x 5'4"
Utility	1287 x 1841mm	4'3" x 6'0"

(Approximate dimensions)



First Floor

Bedroom 1	3054 x 3328mm	10'0" x 10'11"
En Suite	2181 x 1816mm	7'2" x 5'11"
Bedroom 2	3054 x 3123mm	10'0" x 10'3"
Bedroom 3	2935 x 2747mm	9'8" x 9'0"
Bedroom 4	2754 x 2065mm	9'0" x 6'9"
Bathroom	1700 x 1941mm	5'7" x 6'4"

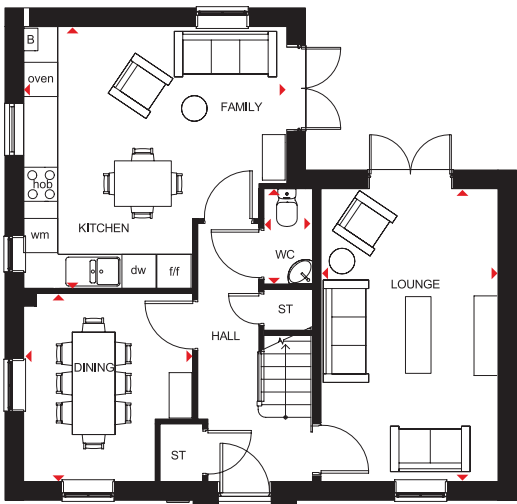
(Approximate dimensions)

KEY	B	Boiler	f/f	Fridge/freezer space	◀ ▶	Dimension location
	ST	Store	dw	Dishwasher space		
	wm	Washing machine space	td	Tumble dryer space		

4 BEDROOM DETACHED HOME



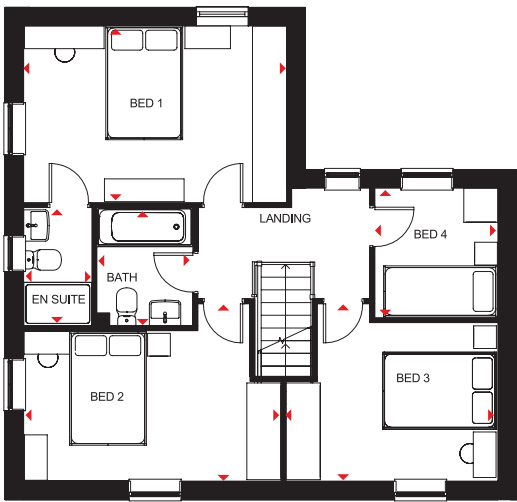
- A large fitted kitchen with family and breakfast areas provides this spacious home with the ideal hub for all the family
- French doors leading to the rear garden from both the kitchen and the separate lounge give it a bright and airy feeling, and there is a separate dining room with dual-aspect windows
- Upstairs are three double bedrooms, the master bedroom with en suite, a single bedroom and a family bathroom



Ground Floor

Lounge	5148 x 3110mm	16'11" x 10'2"
Kitchen/ Family Room	4623 x 4603mm	15'2" x 15'1"
Dining Room	3307 x 2972mm	10'10" x 9'9"
WC	1675 x 853mm	5'6" x 2'10"

(Approximate dimensions)



First Floor

Bedroom 1	4623 x 3104mm	15'2" x 10'2"
En Suite	2075 x 1191mm	6'10" x 3'11"
Bedroom 2	4523 x 3115mm	14'10" x 10'3"
Bedroom 3	3724 x 3115mm	12'3" x 10'3"
Bedroom 4	2275 x 2163mm	7'6" x 7'1"
Bathroom	2075 x 1697mm	6'10" x 5'7"

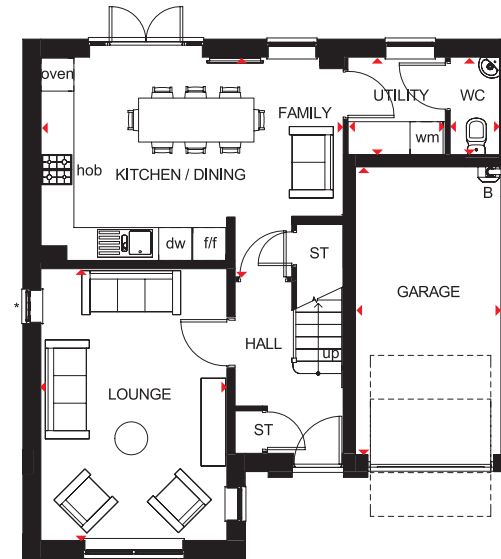
(Approximate dimensions)

KEY	B	Boiler	f/f	Fridge/freezer space
	ST	Store	dw	Dishwasher space
	wm	Washing machine space	◀▶	Dimension location

4 BEDROOM DETACHED HOME



- A generously proportioned, bright and airy family home
- The large open-plan kitchen has French doors leading to the back garden from the dining and family areas; there is also a separate utility room
- The spacious lounge provides the perfect place for all the family to relax
- Upstairs there are four double bedrooms, the master with en suite, and a family bathroom

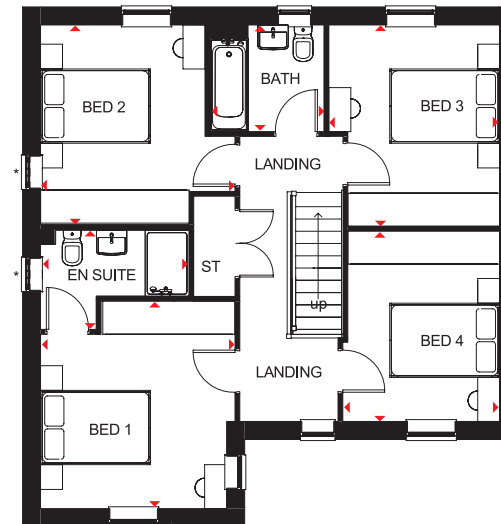


Ground Floor

Lounge	3385 x 4943mm	11'1" x 16'3"
Kitchen/Dining/Family	5501 x 4000mm	18'1" x 13'1"
WC	903 x 1776mm	3'0" x 5'10"
Utility	1771 x 1776mm	5'10" x 5'10"
Garage	5240 x 2655mm	17'2" x 8'9"

(Approximate dimensions)

*Windows may be omitted on certain plots.
Speak to a Sales Adviser for details on individual plots.



First Floor

Bedroom 1	3536 x 3780mm	11'7" x 12'5"
En Suite	2698 x 1801mm	8'10" x 5'11"
Bedroom 2	3627 x 3536mm	11'11" x 11'7"
Bedroom 3	3108 x 3660mm	10'2" x 12'0"
Bedroom 4	2853 x 3463mm	9'4" x 11'4"
Bathroom	2076 x 1939mm	6'10" x 6'4"

(Approximate dimensions)

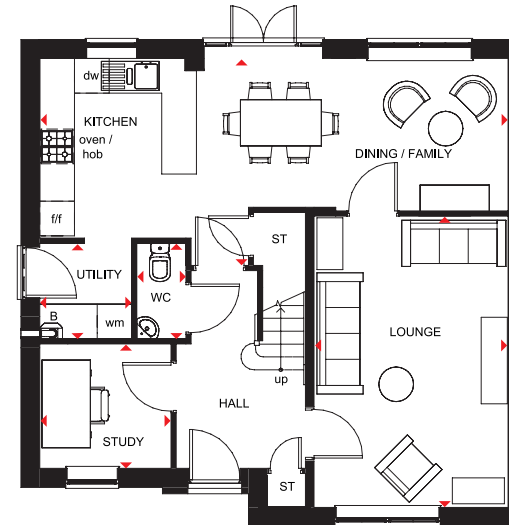
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KEY	B	Boiler	f/f	Fridge/freezer space
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	wm	Washing machine space	◀▶	Dimension location

4 BEDROOM DETACHED HOME



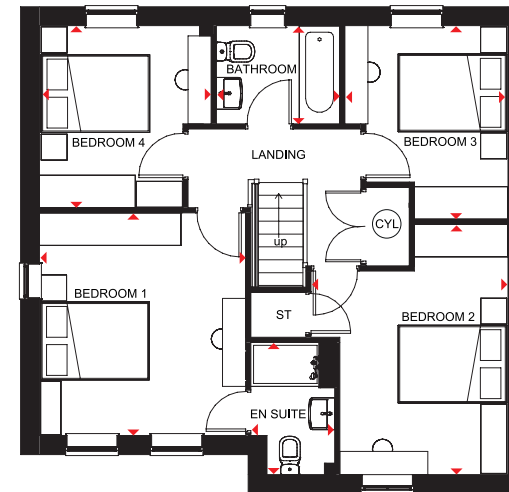
- A bright and airy four bedroom family home
- The large kitchen has dining and family areas with French doors leading to the garden
- There is also a separate utility room, a spacious lounge and separate study to complete the ground floor
- Upstairs are four double bedrooms, the master with en suite shower room, and a family bathroom



Ground Floor

Lounge	5046 x 3361mm	16'7" x 11'0"
Kitchen/ Dining/Family	8110 x 3583mm	26'7" x 11'9"
Utility	1592 x 1655mm	5'3" x 5'5"
Study	2273 x 2158mm	7'5" x 7'1"
WC	1655 x 850mm	5'5" x 2'9"

(Approximate dimensions)



First Floor

Bedroom 1	3858 x 3570mm	12'8" x 11'9"
En Suite	2289 x 1452mm	7'6" x 4'9"
Bedroom 2	4335 x 3423mm	14'3" x 11'3"
Bedroom 3	3350 x 2824mm	11'0" x 9'3"
Bedroom 4	3152 x 2973mm	10'4" x 9'9"
Bathroom	2137 x 1699mm	7'0" x 5'7"

(Approximate dimensions)

KEY	B	Boiler	wm	Washing machine space	◀ ▶	Dimension location
	ST	Store	t/f	Fridge/freezer space		
	CYL	Cylinder	dw	Dishwasher space		

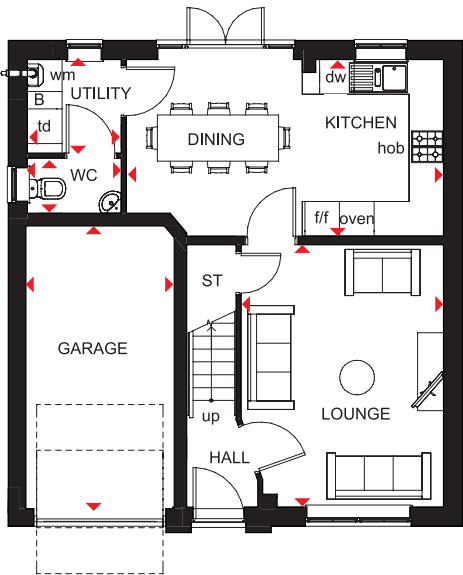
WINDERMERE

THE CLASSIC
COLLECTION

4 BEDROOM DETACHED HOME



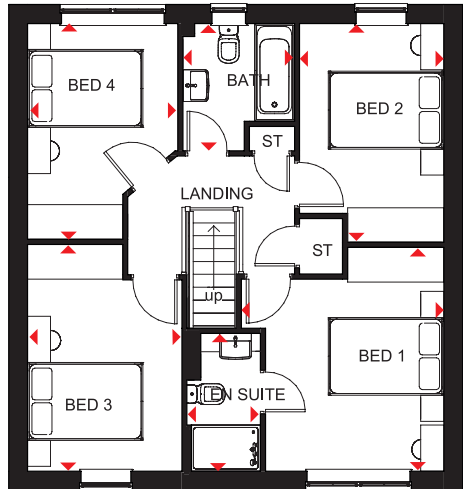
- Light flows into this bright, airy family home through oversized windows, giving a feeling of spaciousness
- The large open-plan kitchen is ideal for modern living with a dining area that has French doors leading to the garden, and a separate utility room
- A spacious lounge is the perfect place for all the family to relax in
- Upstairs are four double bedrooms, the master with en suite, and a family bathroom



Ground Floor

Lounge	3506 x 4548mm	11'6" x 14'11"
Kitchen/Dining	5497 x 3060mm	18'0" x 10'0"
Utility	1627 x 1623mm	5'4" x 5'4"
WC	1627 x 952mm	5'4" x 3'1"
Garage	2568 x 4900mm	8'5" x 16'1"

[Approximate dimensions]



First Floor

Bedroom 1	3506 x 3881mm	11'6" x 12'9"
En Suite	1272 x 2390mm	4'2" x 7'10"
Bedroom 2	2498 x 3791mm	8'2" x 12'5"
Bedroom 3	2675 x 3931mm	8'9" x 12'11"
Bedroom 4	2604 x 3739mm	8'7" x 12'3"
Bathroom	1934 x 2208mm	6'4" x 7'3"

[Approximate dimensions]

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