

PEARSON CROFT
WOMBWELL | BARNSELEY



For more information on the Shared Ownership scheme
contact our Sales Team on **01977 788830** or email homebuy@wdh.co.uk

2, 3 and 4 bedroom homes

Welcome to Pearson Croft, an attractive new development situated in Wombwell, Barnsley. Living here you will be inspired by the range of 2, 3 & 4 bedroom Shared Ownership homes. The development offers a wide range of local amenities and excellent transport links to the town centre and beyond.



PEARSON CROFT SITE PLAN



- THE ASTER
2 BEDROOMS
- THE ALDER
2 BEDROOMS
- THE BUTTERCUP
3 BEDROOMS
- THE BLUEBELL
3 BEDROOMS
- THE BUXTON
3 BEDROOMS
- THE BRAMLEY
3 BEDROOMS
- THE CLOVER
4 BEDROOMS
- WDH AFFORDABLE
RENT HOMES
2, 3 & 4 BEDROOMS









Clarence dock, Leeds

PERFECTLY PLACED

for modern day living



Whilst enjoying doorstep conveniences and local amenities, you can also reap the benefits of excellent road and rail links. Wombwell railway station is in walking distance of the development so no need for your car! Easy access to the M1 offers further travel access to places across the UK. Whether you commute for work or often travel out of the town, the development location is perfect for you!

-  **BARNSLEY**
6 minutes
-  **SHEFFIELD**
24 minutes
-  **LEEDS**
1 hour
-  **MANCHESTER**
1 hour 15 minutes
-  **BIRMINGHAM**
1 hour 40 minutes
-  **LONDON**
3 hours 22 minutes

Train times sourced from Trainline from Wombwell Station
Drive times sourced from Google Maps from the development.



Wombwell Cricket Club



Barnsley Town Hall

INSPIRING SURROUNDINGS

with all you need to hand



TRAIN STATION
1 minute



DENTIST
3 minutes



SUPERMARKET
3 minutes



DOCTORS
3 minutes



GYM
4 minutes



TOWN CENTRE
35 minutes



Dunford Bridge, Barnsley



Alhambra Shopping Centre



Locke Park, Barnsley



Calypso Cover Waterpark

Pearson Croft is situated in the heart of Wombwell, a town in the Metropolitan Borough of Barnsley.

If you are looking to stay local, there's plenty of facilities, which include schools, supermarkets, local cricket club and restaurants. The main attractions for a fun family day out are Wombwell Skate Park, Metrodome Leisure Complex and Corton Wood shopping/retail centre is under five minutes from the development.

Commuting to various city centres couldn't be easier, so why not visit Leeds, Manchester or even head south to London. If it's fresh country air you're after; you'll not have far to travel. Head further afield to Dearne Valley and Locke Park to explore the wonderful English countryside.

Pearson Croft is ideally located for all your needs and living here, you will be at the heart of a stylish modern development.

THE ASTER TWO BEDROOM HOME

The Aster is a two-bedroom home designed to delight both couples and growing families.

The Aster boasts open-plan living downstairs with a kitchen-diner leading into a spacious living room at the rear of the home with French doors to the private rear garden, plus a convenient WC.

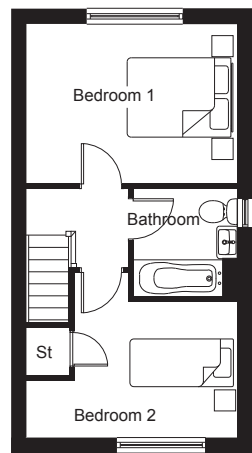
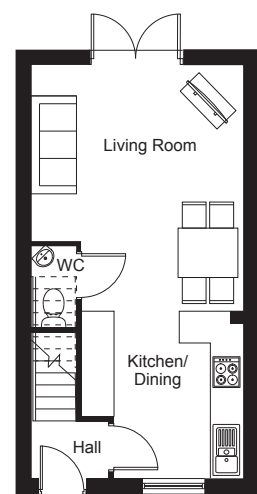
On the first floor, there are two reasonable sized bedrooms plus a family bathroom, offering all the space that you need for family life.



LIVING ROOM	3.99M X 4.62M (max)	13'1" X 15'2" (max)
KITCHEN/DINING	3.19M X 3.15M (max)	10'5" X 10'4" (max)
WC	0.80M X 1.64M	2'7" X 5'4"
BED 1	3.99M X 2.56M	13'1" X 8'5"
BED 2	3.99M X 3.08M	13'1" X 10'1"
BATHROOM	1.94M X 2.00M	6'4" X 6'7"

Floor area (699sq ft) Floor area (65sq m)

GROUND FLOOR



FIRST FLOOR



THE ALDER TWO BEDROOM HOME

If you are looking to downsize or simply want a smaller home the unique Alder could be the perfect design. Being set across one and a half storey's this home certainly packs everything in.

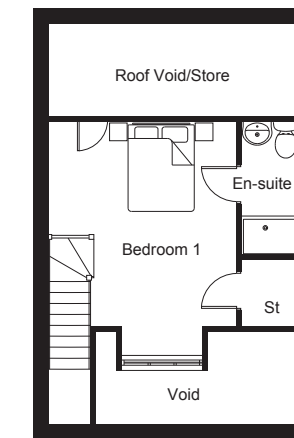
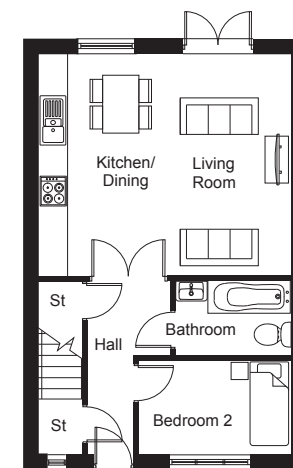
The ground floor is comprised of a spacious living area with a stylish kitchen. The fabulous open plan layout will provide a great entertaining space whether this be for a family BBQ or coffee with friends. To the front of the home you will find bedroom 2, a store cupboard, and a main family bathroom.

The Bedroom 1 sits on the first floor. This private space has an ensuite and plenty of extra storage space. A large window makes the room feel bright and airy.

LIVING ROOM	2.73M X 4.95M	8'11" X 16'3"
KITCHEN/DINING	2.73M X 4.95M	8'11" X 16'3"
BED 1	3.40M X 2.10M	11'2" X 6'11"
BED 2	4.17M X 5.28M	13'8" X 17'4"
BATHROOM	2.51M X 1.66M	8'3" X 5'5"

Floor area (775sq ft) Floor area (72sq m)

GROUND FLOOR



FIRST FLOOR

THE BUTTERCUP THREE BEDROOM HOME

The three-bedroom Buttercup offers plenty of space for family living with extensive storage throughout and an instinctive open-plan layout.

Downstairs, the hall leads into the well-equipped modern kitchen, with the living room to the rear of the property, complimented by French doors leading to the private rear garden. A cloakroom and WC complete the downstairs.

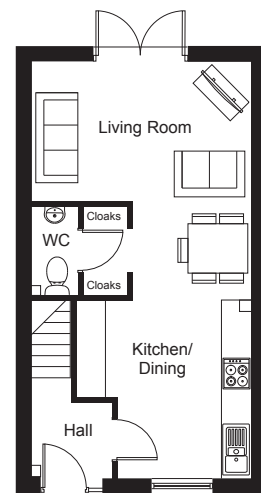
On the first floor, there is a large double bedroom plus two single bedrooms with inbuilt cupboard in Bedroom 1. All bedrooms are serviced by a stylish family bathroom, designed to help you make the most of everyday living.

LIVING ROOM	4.49m x 4.75m	14'9" x 15'7"
KITCHEN/DINING	3.65m x 3.60m	11'12" x 11'10"
WC	0.97m x 1.81m	3'2" x 5'11"
BED 1	4.49m x 3.79m	14'8" x 12'5"
BED 2	2.40m x 3.35m <small>(max)</small>	7'10" x 11'0" <small>(max)</small>
BED 3	2.00m x 3.52m	6'8" x 11'7"
BATHROOM	1.95m x 1.90m	6'5" x 6'3"

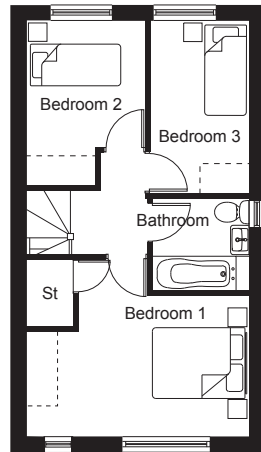
Floor area (823sq ft) Floor area (76.5sq m)



GROUND FLOOR



FIRST FLOOR



THE BLUEBELL THREE BEDROOM HOME

The three-bedroom Bluebell offers plenty of space for family living with open-plan living and several storage options throughout.

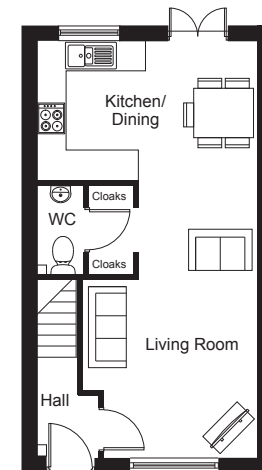
Downstairs, the hall leads into a spacious living room with the kitchen dining to the rear, complimented by French doors leading to the private rear garden. A cloakroom and WC complete the downstairs.

On the first floor, there is a large double bedroom plus two single bedrooms with inbuilt cupboard in Bedroom 1. All bedrooms are serviced by a stylish family bathroom, designed to help you make the most of everyday living.

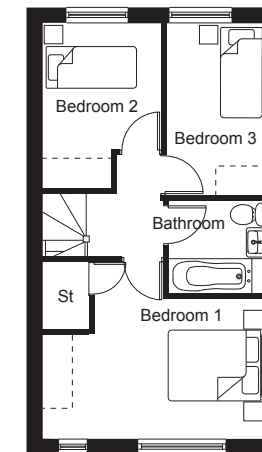
LIVING ROOM	5.51m x 3.55m <small>(max)</small>	18'1" x 11'8" <small>(max)</small>
KITCHEN/DINING	3.65m x 3.60m	12'0" x 11'10"
WC	0.97m x 1.81m	3'2" x 5'11"
BED 1	3.47m x 2.84m	11'6" x 9'4"
BED 2	2.40m x 3.35m <small>(max)</small>	7'10" x 11'0" <small>(max)</small>
BED 3	2.00m x 3.52m	6'8" x 11'7"
BATHROOM	1.95m x 1.90m	6'5" x 6'3"

Floor area (831sq ft) Floor area (77.2sq m)

GROUND FLOOR



FIRST FLOOR



THE BUXTON THREE BEDROOM HOME

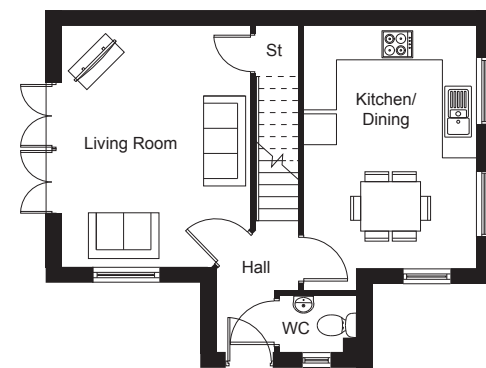
The Buxton is a stunning redesign of a modern family home with plenty of space and light throughout.

Designed to help you make the most of family life, the Buxton boasts a generous living room with space for everyone and two sets of French doors leading into the garden really help to bring the outdoors in. The kitchen is wonderfully flexible and functional too, perfect for cosy nights in and entertaining friends. It boasts a modern and well equipped kitchen and good size dining area.

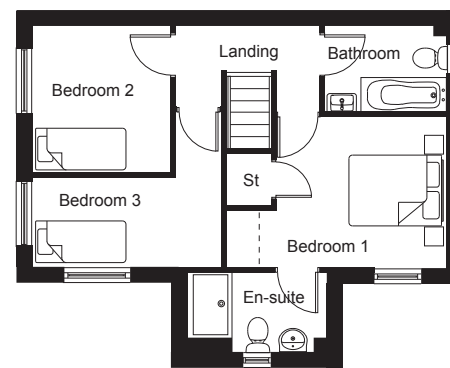
Upstairs, off the landing, there are three bedrooms, including a good-sized single bedroom, ready to adapt to your individual needs. The stylish family bathroom is perfectly designed for family living, and the Bedroom 1 also benefits from a modern en-suite.

LIVING ROOM	3.53m x 4.41m	11'7" x 14'6"
KITCHEN/DINING	3.20m x 4.41m	10'6" x 14'6"
WC	1.44m x 1.04m	4'9" x 3'5"
BED 1	4.15m x 2.83m (max)	13'7" x 9'3" (max)
EN-SUITE	2.60m x 1.48m	8'6" x 4'10"
BED 2	2.57m x 2.74m	8'5" x 9'0"
BED 3	3.53m x 1.68m	11'7" x 5'6"
BATHROOM	2.29m x 1.59m	7'6" x 5'3"

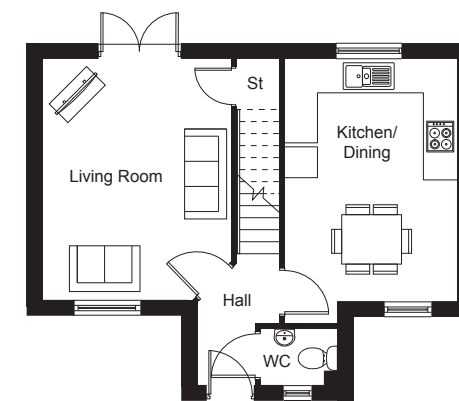
Floor area (857sq ft) Floor area (79.64sq m)



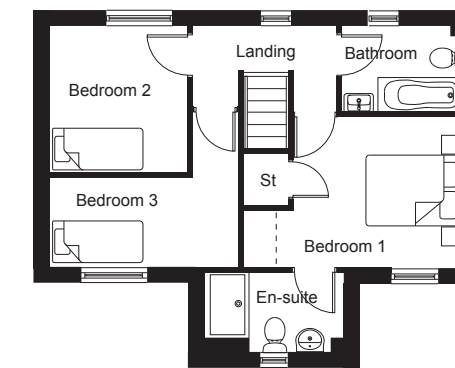
GROUND
FLOOR



FIRST
FLOOR



GROUND
FLOOR



FIRST
FLOOR

THE BRAMLEY THREE BEDROOM HOME

The three-bedroom detached Bramley is an imaginative traditional family home, ready to be adored by discerning house hunters.

Designed to help you make the most of family life, the Bramley boasts a generous living room, with space for everyone and French doors onto the garden helping to bring the outdoors in. With a modern, well-equipped kitchen at one end and dining space at the rear, it's amazingly flexible and functional too.

Upstairs, off the landing, there are three bedrooms, including a good-sized single bedroom. The stylish family bathroom is perfectly designed for family living, and the Bedroom 1 also benefits from a modern en-suite.

LIVING ROOM	3.53m x 4.41m	11'7" x 14'6"
KITCHEN/DINING	3.20m x 4.41m	10'6" x 14'6"
WC	1.44m x 1.04m	4'9" x 3'5"
BED 1	4.15m x 2.83m (max)	13'7" x 9'3" (max)
EN-SUITE	2.60m x 1.48m	8'6" x 4'10"
BED 2	2.57m x 2.74m	8'5" x 9'0"
BED 3	3.53m x 1.68m	11'6" x 5'6"
BATHROOM	2.29m x 1.59m	7'6" x 5'3"

Floor area (857sq ft) Floor area (79.64sq m)

THE CLOVER

FOUR BEDROOM HOME

For discerning house hunters looking for space for their families to thrive, look no further than the four-bedroom semi-detached Clover.

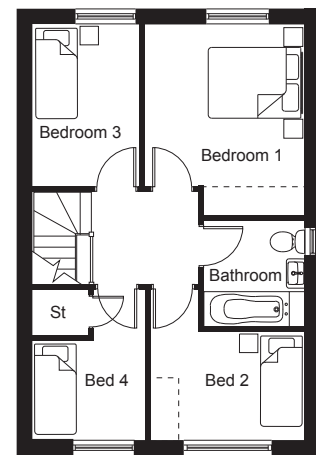
Downstairs, the hallway offers access to the spacious and light-filled living room, perfect for a cosy night in. Towards the rear of the property, the kitchen-dining area is complimented by French doors bringing the outdoors in. Storage space and a WC complete the downstairs.

Upstairs there are four spacious bedrooms with a modern family bathroom, designed to make family living a breeze.

Bedroom 4 is completed with storage space, to fit in all your additional items.

LIVING ROOM	3.41m x 5.07m	11'2" x 16'7"
KITCHEN/DINING	5.57m x 3.29m	18'3" x 10'10"
WC	0.96m x 2.00m	3'2" x 6'7"
BED 1	3.27m x 3.89m (max)	10'9" x 12'9" (max)
BED 2	3.18m x 2.19m	10'5" x 7'2"
BED 3	2.20m x 3.28m	7'3" x 10'9"
BED 4	2.46m x 3.06m (max)	8'1" x 10'0" (max)
BATHROOM	2.08m x 2.16m	10'1" x 7'1"

Floor area (1027sq ft) Floor area (95.45sq m)



SPECIFICATION

Kitchen

Symphony contemporary fitted kitchen with modern doors and matching complimentary worktops

40mm laminate worktop with matching upstand

Built in electric Zanussi oven

Built in ceramic Zanussi hob

600mm stainless steel chimney style hood

Modern glass splashback between hob and extractor hood

Composite stainless steel sink and a half with drainer and mixer tap

Space for fridge, freezer and washer

LED downlighters to the kitchen area*

Contemporary vinyl floor to kitchen

Removable base unit for dishwasher

Bathroom

High quality contemporary fitted sanitaryware

Chrome heated towel rail

Quality glazed shower screen (where applicable)

Partially tiled bathroom* (fully tiled where applicable)*

Chrome thermostatic over bath shower fitting

Contemporary vinyl floor to bathroom

WC

Contemporary vinyl floor to WC

Tiled splashback behind sink

Modern white sanitaryware

Decoration

Skimmed plastered ceilings with white emulsion

All woodwork to be painted in white gloss

Internal doors and joinery

Contemporary chrome ironmongery

Ladder style internal doors

White painted handrail to stairs where applicable

Contemporary style skirting boards and architrave

Windows and external doors

PVC Double glazed windows with adjustable trickle vents and lockable windows

Composite front and rear doors

PVC insulated loft hatch

Electrical

LED downlighters to kitchen bathroom and ensuites

External lamp to front of property

Modem ready for internet connection

Telephone and TV points to the lounge and Bedroom 1

Smoke heat and carbon monoxide detectors (where required)

White sockets and switches throughout

Ceiling pendants to all rooms other than kitchen and bathroom

Electric car charging point

Door bell

Heating system

Gas fired combination boiler

External features

Turf to front and rear gardens

Paving slabs to rear garden

All homes have drives or allocated parking spaces

Brown pressure treated fencing and gate

*Ask sales adviser for further details. All the images included within this advertising material are for illustrative purposes only. The images may not be the actual representation of the house type. The images are used to highlight the quality of the product we offer. The specification referred to in this brochure may be subject to change. Reasonable effort is taken to ensure the specification is accurate. Our knowledgeable sales team will be happy to provide further information as and when it is available.

LABC Building Warranty Provider



Site Name	Postcode	Total Properties	Properties
1 Pinnacle	BD15 8HH	23	3 & 4 bed
2 Wolds View	YO25 4DA	8	2 & 3 bed
3 Vision	BD2 3HP	17	3 bed
4 Deira Park	HU17 8PH	15	2 & 3 bed
5 The Gables	BD23 4HE	16	2 & 3 bed
6 Heathlands	WF1 5HF	46	2, 3 & 4 bed
7 Foxley Meadows	YO43 3NH	16	2 & 3 bed
8 Farmside Green	HU17 7NQ	10	2 & 3 bed
9 Anthem	HU17 0SY	5	2 & 3 bed
10 Pennine View	HD2 1DU	8	3 & 4 bed
11 Woodlands View	BD2 1AS	6	3 & 4 bed
12 Queens Park View	WF10 3BN	17	2 & 3 bed
13 Weavers Croft	S70 4DW	1	3 bed
14 St Swithens	WF3 4LS	17	3 & 4 bed
15 Queens Court	HU17 8FF	7	2 & 3 bed
16 Lister Gardens	YO43 3EN	2	2 & 3 bed
17 Old Millers Rise	HU17 5NJ	6	2 & 3 bed
18 Pearson Croft	S73 0LR	30	2, 3 & 4 bed

PEARSON CROFT AT WOMBWELL

Hough Lane, Wombwell, Barnsley,
South Yorkshire S73 0LR

