



**115 Dominion Road, DN5 9PU**  
**£190,000 OffersInRegionOf**  
**Tenure Leasehold**

- Downstairs WC
- Three Storey
- Popular Location
- Beautifully presented
- Off Road Parking
- Landscaped Garden

Welcome to this charming three storey home, spanning 66 square meters, exquisitely set up to embody comfort at its finest. The ground floor embraces a streamlined confluence of a fully equipped and contemporary kitchen and a cozy living room, with French doors leading out into the beautifully landscaped garden. There is also a downstairs WC and handy storage cupboard on the ground floor. Ascend to the first floor where tranquility awaits in two spacious bedrooms, complemented by a luxurious bathroom complete with a soothing bath. The top floor features a further large double bedroom with an abundance of light through the several velux windows. The property is immaculately presented throughout with a tasteful and stylish finish. Externally the garden is wonderfully landscaped with artificial turf, a large storage shed and decked patio area perfect for relaxation and socialising with friends. Outside your doorstep, life is a breeze with all essential amenities within arm's reach including excellent schools, shops, transport and travel links. Enjoying a lovely spot on this popular residential estate with a childrens play park on the doorstep this stylish property makes for a perfect family home. Contact Welcome Homes to arrange a viewing



Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92- A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92- A	97
(81-91) B	83
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC