



8 Norbreck Crescent , DN4 9QT
£220,000 OffersInRegionOf
Tenure Freehold

- Plenty of off street parking
- Garden Offering Privacy
- Beautifully presented
- Downstairs WC
- Garage
- Built in Pizza oven and BBQ!
- Landscaped Garden
- Conservatory
- Utility Room

Move fast to get the maximum use out of the amazing outdoor space in this lovely three bedroom semi-detached property with its own built in pizza oven and BBQ! This property in Warmsworth ticks all the boxes as well as being lovely to look at! On first impressions you notice the large block paved driveway offering parking for several vehicles and as you access through the front door you are greeted by a generous entrance hall with the lounge to the left and the large open plan kitchen ahead. Your attention in the cosy lounge is naturally directed to the beautiful gas fire and surround that finishes the room excellently. The large open plan kitchen diner is brimming with designer integrated appliances including dishwasher, fridge, microwave, oven and hob. There is more than enough cupboard space and a seamless flow into the dining area that is flooded with light from the conservatory. There is also the very welcome addition of a utility room and downstairs WC off the kitchen. Bi-fold doors open out into the large conservatory overlooks the raised decking and landscaped garden which is absolutley perfect for family dinners and entertaining. There is a purpose built outdoor kitchen with integrated pizza oven and Bbq, surrounded by Indian Stone paving and decked seating area. The private garden also offers a lawned area and easy access into the large separate garage that is also accesible via the electric roller door from the front. Upstairs there is a contemporary and fully tiled family bathroom that radiates tranquility as well as two large double bedrooms, both finished to a high standard and a large single bedroom. The loft in the property offers further potential as this is partially boarded and fitted with ladders. Ideal for families or first time buyers alike this superb property is a fabulous example of a family home seldom found on the market. Call Welcome Homes to book a viewing



Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions	
England & Wales	EU Directive 2002/91/EC

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92- A	
(81-91) B	83
(69-80) C	
(55-68) D	62
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC