



2 Ascot Drive, DN5 8QA
£450,000 Offers In Region Of
Tenure Freehold

- Easy access to motorway networks, M18, M1 and A1
- Large double garage with additional parking
- Perfect Family Living Space
- Cusworth Hall and Country Park on your doorstep
- Intruder Alarm

This stunning 170-square-meter residence is situated in an exceptionally desirable location and spans two expansive floors, showcasing impeccable design and luxurious modern amenities.

Upon entry to the first floor, you will be greeted by a timeless kitchen equipped with a stove, a spacious laundry room, and a convenient half bathroom. The sprawling living room, featuring a striking fireplace, provides an ideal setting for intimate family gatherings, while the enchanting sunroom offers additional space for various family activities.

Ascending the stairs, you will discover an immaculate modern family bathroom, four sumptuous double bedrooms, one with an en-suite bathroom and two with fitted wardrobes. An additional fifth single bedroom provides the flexibility to serve as an office, playroom, home gym, or entertainment suite. Boasting three bathrooms and five bedrooms, this house epitomizes comfort, sophistication, and practicality.

Externally, the property offers a double attached garage and a driveway capable of accommodating multiple cars or a motorhome. A private patio area provides an ideal space for al-fresco dining, while the generously-sized manicured lawn and established gardens cater to all outdoor needs.

Located mere steps away from Cusworth Hall and Country Park, this property is an ideal choice for families, cyclists, and dog walkers, offering access to a range of amenities and direct links to the Trans Pennine Trail.

Additionally, the property is conveniently located near local amenities, reputable schools, and excellent transportation links, making it an ideal choice for discerning buyers.

Occupying a coveted position, this remarkable family property offers the perfect location with abundant curb appeal in a highly sought-after area. With a versatile floor plan and a generous corner plot, this family home is a rare find and is not



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	
(69-80) C	78
(55-68) D	66
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC