



**45 Clearwell Croft, DN5 8UL**  
**£180,000 Offers In Region Of**  
**Tenure Freehold**

- **Cusworth Hall and Country Park on your doorstep**
- **Easy Access To Fantastic Amenities & Town Centre**
- **Walking Distance To Local Schools & Train Station**
- **Easy access to motorway networks, M18, M1 and A1**

OCCUPYING AN ENVIOUS POSITION, THIS BEAUTIFUL "MOVE-IN READY" FAMILY PROPERTY OFFERS THE PERFECT LOCATION WITH PLENTY OF CURBSIDE APPEAL IN A DESIRABLE LOCATION.

THIS DELIGHTFUL PROPERTY SPANS A TOTAL AREA OF 65 SQUARE METERS ACROSS TWO FLOORS AND IS PERFECTLY DESIGNED TO PROVIDE A COMFORTABLE LIVING EXPERIENCE. THE GROUND FLOOR IS SMARTLY LAID OUT, FEATURING A SPACIOUS LIVING AREA THAT PROMISES ITS OWNERS COMFORT AND RELAXATION.

MOVING UP TO THE FIRST FLOOR, THE HOUSE IMPRESSES WITH ITS PROVISION OF THREE WELL-PROPORTIONED BEDROOMS OFFERING AMPLE PRIVATE SPACE FOR EACH OF YOUR FAMILY MEMBERS. A THOUGHTFULLY DESIGNED BATHROOM WITH A BATH IS ALSO SITUATED ON THE SECOND FLOOR, ENSURING PRACTICALITY AND CONVENIENCE.

THE HOME'S THOUGHTFUL FLOOR PLAN OPTIMISES THE AVAILABLE SPACE WHILE ENSURING AMPLE ROOM FOR SOLITUDE AND FAMILY TIME. IDEAL FOR THOSE WHO VALUE COMFORT, SOPHISTICATION, AND PRACTICALITY, THIS PROPERTY OFFERS AN EXCEPTIONAL LIVING EXPERIENCE IN ITS COMPACT YET WELL-DESIGNED SPACE.

ENJOYING A PRIME POSITION AND FANTASTIC TRANSPORT LINKS. ACCESS TO THE A1 MOTORWAY IS ONLY A FIVE-MINUTE DRIVE, EXCELLENT BUS LINKS ON THE DOORSTEP, AND THE PROPERTY IS ALSO WITHIN WALKING DISTANCE FROM MANY SHOPS, SUPERMARKETS, RESTAURANTS, AND TWO OF THE BEST SCHOOLS IN THE LOCALITY.

45 CLEARWELL CROFT IS ALSO JUST A STONE'S THROW AWAY FROM CUSWORTH HALL AND COUNTRY PARK, AN ELEGANT 18TH-CENTURY GEORGIAN HOUSE WITH ACRES OF LANDSCAPED PARKLAND WITH MUCH TO OFFER. A MUSEUM AND ART GALLERY, OUTDOOR PLAY AREA, PICNIC BENCHES DOTTED AROUND, A DOG-FRIENDLY MICRO-BREWERY AND BISTRO, AND DIRECT LINKS TO THE TRANS PENNINE TRAIL. IT IS THE IDEAL LOCATION FOR FAMILIES, CYCLISTS, AND DOG WALKERS.



| 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                                      |                         |
| (81-91) B                                   | 88                      |
| (69-80) C                                   |                         |
| (55-68) D                                   | 68                      |
| (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 |