



**3 Kempton Park Road, DN5 8TT**

**£265,000 Offers In Region Of  
Tenure Freehold**

- **Garage**
- **En Suite**
- **Four Bedrooms**
- **Walking distance to Cusworth Hall, Museum and Park**
- **Exceptional Property**
- **Plenty of off street parking**
- **Extended**
- **Two minute drive to the A1 Motorway**

Welcome Homes are delighted to introduce this four bedroom extended property on Kempton Park Road in Cusworth. The property is beautifully presented throughout and has been much improved by the current vendors into a perfect family home with ample living accommodation. The property has an impressive frontage with plenty of off road parking, and you are greeted by a generous entrance hall when you enter the property. The spacious lounge has bi-fold doors that open out into the kitchen diner that stretches across the length of the rear of the property. The kitchen has contemporary wall and base units and integrated fridge/freezer, oven and hob. The conservatory is the perfect addition, especially as it now has a fully tiled roof with skylight making it flow nicely from the dining space. Upstairs there are four bedrooms with the master bedroom having an ensuite and two further double bedrooms.

Outside the rear garden has a low maintenance design and is stunningly landscaped, providing the ideal social and child friendly space. The garage, accessible from the front of the property is perfect for additional storage. The locality is second to none with walking distance access to both Cusworth and Barnsley Park as well as having woodland opposite the property. There are two excellent schools nearby as well as plenty of shops and easy access to the A1 Motorway. Call Welcome Homes to book a viewing today



Floor plans are intended as a visual representation of the layout of the property. All measurements are approximate and should not be relied upon for Furniture or flooring measurements. Plan produced using PlanUz.

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	83
(69-80) C	72
(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