



1 Chepstow Gardens, DN5 8LR

**£325,000 Offers In Region Of
Tenure Freehold**

- Situated in a quiet cul-de-sac
- Two minute drive to the A1 Motorway
- Perfect Family Home
- Short walk to local amenities & excellent schools
- Detached
- Garage
- En Suite

Discover your Dream Home with this splendid property that boasts a total area of 144 square meters, thoughtfully configured across two floors, featuring five versatile reception rooms, four well-proportioned bedrooms and two convenient bathrooms.

On the ground floor, you will find an office space designed for optimal productivity, three welcoming living rooms for seamless entertaining, a practical WC, a cosy dining room for meal times, and a fully equipped kitchen.

The upper level hosts two spacious double bedrooms, each offering ample room for relaxation. Additionally, there are single bedrooms that can be tailored to your needs and two elegant bathrooms, each equipped with a bathtub, perfect for unwinding after a long day.

Externally the property has ample off-road parking, a generous stand-alone garage and a private courtyard rear garden for year-round alfresco dining.

Occupying an envious position in a highly desirable cul-de-sac, this beautiful, detached family property offers the perfect location with plenty of kerbside appeal, just a stone's throw away from Cusworth Hall and Country Park, an elegant 18th-century Georgian house set in acres of landscaped parkland with so 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 alike.

This property is also superbly situated for the fantastic local amenities, within proximity to the local reputable schools and is perfectly positioned to access the excellent transport links. Situated just a two-minute drive to the A1 motorway network, a 5-minute drive to Bentley train station and 15 15-minute drive to Doncaster train station with their direct links to London, Leeds, York, and Sheffield. This property really could not be better positioned!



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