



**16 Malvern Avenue, DN5 8HJ**  
**£300,000 Offers In Excess Of**  
**Tenure Freehold**

- **Laundry Room**
- **Excellent Transport Links**
- **Detached Bungalow**
- **Garage**
- **Three reception rooms**
- **Immaculate Family Home**
- **Two Double Bedrooms**

Welcome to this charming and well-maintained detached bungalow, situated in a highly desirable location. The property boasts a prominent position with excellent curb appeal and spans a generous 106 square meters.

Inside, the bungalow features two spacious bedrooms (the bungalow was formerly a three bed but is now used as a dining room) and a large, fully equipped bathroom with a state-of-the-art shower, offering a perfect blend of convenience and luxury. This single-storey home is thoughtfully designed with three sizeable, sunlit living rooms, providing ample space for relaxation and entertainment, both indoors and outdoors. French doors lead to a welcoming rear garden, ideal for entertaining friends and family. Embrace your inner chef in the well-equipped kitchen/diner, which is fitted with a modern stove designed for effortless cooking and dining. Additional features include a dedicated laundry room and a spacious garage which has been extended to include a workshop area, providing plenty of storage and utility space. Every inch of this captivating property exudes comfort, making it an idyllic retreat in a lovely village setting.

Externally, the property is also well maintained, requiring low maintenance at the front and a private driveway with off road parking. The attractive landscaped garden at the rear features a turfed area and a patio, creating a private and secure space that is perfect for families.

The bungalow is ideally located within walking distance of Cusworth Park and Country Hall, the Trans Pennine Trail, excellent schools, transport links, and a wealth of local amenities, all nestled at the entrance to a quiet cul-de-sac.

Viewing is highly recommended to fully appreciate the immaculate presentation and high standard of accommodation available.

Contact our office at 01302 3913902 to arrange your viewing today!



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	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
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