



**54 Clearwell Croft , DN5 8UL**  
**£220,000 Offers In Excess Of**  
**Tenure Freehold**

- **Cusworth Hall and Country Park on your doorstep**
- **Fully Renovated to a High Specification**
- **Beautifully presented**
- **Perfect for first time buyers**
- **Two Reception Rooms**
- **Your own bar in the garden**
- **Beautiful Garden**

This immaculate family home in the heart of Cusworth is beautifully presented and would make an enviable first home with no renovation required. Boasting off road parking and a only a short walk to Cusworth Hall and Country Park, the property has two spacious reception rooms and a stunning contemporary kitchen with integrated appliances to the ground floor. The modest entrance hall also has a superb cloak cupboard for easy storage. Upstairs there are two double bedrooms and a large single bedroom curenly utilised as a guest room easily accommodating a double sofa bed as well as built in storage. There is also a superb family bathroom with full tiling and crisp white suite. Simply put, the property is stylish and tasteful throughout with extreme attention to detail demonsttrated in the finishing touches such as Oak doors and balustrades. Externally there is a real wow factor in the social and family friendly garden complete with its own bar and concealable TV. Viewing is highly recommended to appreciate the feel of this property - call Welcome Homes to book a viewing



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	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC