



54 York Road , DN5 8RP
£210,000 OffersInRegionOf
Tenure Freehold

- **LANDSCAPED FRONT AND REAR GARDEN**
- **HIGH END INTEGRATED APPLIANCES**
- **SHORT WALK TO LOCAL SCHOOL AND AMMENITIES**
- **EXCELLENT ROAD AND RAIL TRANSPORT LINKS**

Welcome Homes proudly presents a beautifully extended, turnkey-ready 4-bedroom semi-detached family home in the highly sought-after area of Scawsby. This impressive property, offering over 1,400 square feet of contemporary living space, has been meticulously designed and finished to an exceptional standard, making it the perfect sanctuary for modern family life.

Step into the spacious lounge and admire the stunning open-plan kitchen and dining area, which create a vibrant hub for family gatherings. Bi-fold doors in the kitchen and French doors in the dining room invite you to a private south-facing garden, ideal for social gatherings and al fresco dining. The heart of the home is a bespoke kitchen featuring a large central island with ample seating and high-end appliances. With three ovens and an induction hob built into the island, this kitchen is a chef's dream, perfect for both casual meals and grand entertaining. A second reception room, currently used as an office, provides a dedicated space for those working from home.

Upstairs, the family bathroom transforms into an oasis of relaxation with a corner bath and an electric shower, offering a spa-like experience enhanced by stylish finishes. Four double bedrooms await, ready to adapt to your family's needs.

Externally, discover potential in an additional room, currently a workshop and storage area, which can be converted into a bar, summer house, or gym—a versatile space to fit your lifestyle, complete with a solid tiled roof. The beautifully landscaped south-facing garden is a highlight, featuring porcelain tiles, sleeper borders with integrated spotlights, and easy-maintenance AstroTurf—an outdoor haven for family enjoyment, relaxation, and hosting guests. The rear garden is also equipped with an outdoor tap and double electric points, enhancing functionality for outdoor projects, entertaining, or gardening.

The front of the property boasts a generous concrete imprinted driveway, providing ample parking for family vehicles and guests. With electric composite gates, enjoy added privacy and peace of mind.



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	
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