



3 Butterscotch Walk, DN5 9LL

**£265,000 Private Treaty
Tenure Freehold**

- **IMMACULATE 4 BEDROOM FAMILY HOME**
- **PARK VIEW**
- **SUPER MODERN ENSUITE**
- **GREAT FAMILY HOME**
- **GREAT ACCESS TO MOTORWAY LINKS AND TOWN CENTRE**
- **NEWLY BUILT PROPERTY**

This immaculate 4-bedroom family home offers modern comfort in a fantastic location. Overlooking a beautiful park, it provides a peaceful and family-friendly setting while being close to great local amenities. The stylish interior includes a contemporary ensuite in the master bedroom, a well-equipped kitchen with integral appliances, and a convenient utility cupboard with a stacked washer and dryer. A downstairs WC adds to the practicality of the home. Outside, the patio garden offers a perfect space to relax, while the detached garage and double driveway provide ample parking. With excellent amenities nearby and easy access to the motorway, this home is ideal for families seeking both style and convenience.



Environmental Impact (CO ₂) Rating		
	Current	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		
	Current	Potential
Very energy efficient - lower running costs		
(92- A		
(81-91) B		87
(69-80) C	76	
(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	