



**10 Walsham Drive, DN5 8JU**

**£200,000 Offers In Region Of  
Tenure Freehold**

- SEMI RURAL
- STONES THROW FROM CUSWORTH HALL
- GREAT ACCESS TO MOTORWAY LINKS AND TOWN CENTRE
- 3 BEDROOM SEMI DETACHED
- AMAZING VIEWS

This charming three-bedroom semi-detached home offers a rare opportunity to enjoy a peaceful semi-rural lifestyle while remaining well-connected to local amenities. Set in the sought-after Cusworth area, the property boasts a substantial garden that backs onto open fields, providing breathtaking countryside views and direct access to Cusworth Hall and the Trans Pennine Trail.

Cusworth Hall, just a short stroll away, offers a fantastic day out with its microbrewery, tea rooms, play area, and scenic walking routes, making this an ideal location for families, nature lovers, and dog owners. The Trans Pennine Trail further enhances the appeal, offering miles of picturesque walking and cycling paths.

Inside, the home features a spacious lounge and dining area, perfect for family gatherings or entertaining guests. The three well-proportioned bedrooms provide comfortable living space, while the exceptionally long driveway ensures ample off-road parking. While the property would benefit from some modernisation, it presents an excellent opportunity for buyers to create a home tailored to their taste.

Despite its tranquil setting, the home remains conveniently close to Doncaster town centre and major transport links, making it perfect for commuters and families seeking a balance between rural charm and modern convenience. With so much potential and an enviable location, this home is a must-see. Don't miss your chance—book a viewing today!



Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	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		
England & Wales	EU Directive 2002/91/EC	

Energy Efficiency Rating		
	Current	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	