



**10 Newbury Way, DN5 8PY**

**£270,000 Private Treaty**

**Tenure Freehold**

- **ULTRA MODERN MATT BLACK KITCHEN**
- **INDUCTION HOB**
- **OPTIONAL OFFICE / GYM**
- **AMERICAN FRIDGE FREEZER**
- **LIGHT-FILLED SUNROOM, PERFECT FOR MULTIPLE USES**
- **DOUBLE BOSCH OVEN**

## Stunning 4-Bedroom Family Home – Renovated to a High Standard

Welcome to this beautifully renovated four-bedroom family home, finished to an exceptional standard with modern design and high-quality features throughout.


The heart of the home is the ultra-modern matt black kitchen, complete with a double Bosch oven, American-style fridge freezer, and a spacious pantry. The open-plan kitchen, dining, and living area creates a bright and sociable space, perfect for family life and entertaining. A separate utility room and downstairs WC add practicality, while the conservatory offers a peaceful retreat with views of the garden.

A versatile snug, office, or gym space provides flexibility to suit your lifestyle. Upstairs, you'll find four generously sized double bedrooms, including a luxurious master suite with an ensuite bathroom. The property is finished with real oak internal doors and high-end fixtures, emphasising the quality craftsmanship throughout.

This home also benefits from modern heating amenities, including an efficient central heating system and double glazing, ensuring comfort and energy efficiency all year round.

Situated not far from Cusworth Hall, this home offers fantastic access to scenic walks and green spaces, perfect for families and outdoor enthusiasts. It also boasts great motorway links for commuters and is just a 10-minute drive to the town centre, ensuring convenience at your doorstep.

This immaculate home is ideal for families looking for style, space, and modern living. Don't miss the opportunity to make it yours—book a 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	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 