



9 Paddock Close, DN5 8JD

**£310,000 Offers Invited
Tenure Freehold**

- OPEN PLAN KITCHEN LIVING DINING
- PRIVATE CUL DE SAC
- 4 BEDROOM DETACHED FAMILY HOME
- CLOSE TO CUSWORTH HALL & COUNTRY PARK
- GREAT DOWNSTAIRS SPACE
- PRIVATE, ENCLOSED,

Nestled in a quiet and highly sought-after cul-de-sac, this beautifully presented four-bedroom detached family home offers the perfect balance of space, comfort, and convenience. Situated just a stone's throw from the picturesque Cusworth Hall and Park, this property provides an idyllic setting for those who enjoy scenic walks and outdoor leisure while remaining close to essential amenities and excellent transport links.

As you step inside, you are greeted by a welcoming entrance hall that leads through to a spacious and inviting lounge, a perfect retreat for relaxation or entertaining guests. The heart of the home is the open-plan kitchen, dining, and living area, designed for modern family living. The contemporary kitchen is well-appointed with integrated appliances. Ample storage, sleek worktops, and a stylish design make this space both practical and aesthetically pleasing. The kitchen seamlessly flows into the dining and living space, creating a sociable and airy environment. Velux windows and patio doors flood this area with natural light and offer direct access to the private rear garden, which is not overlooked—an ideal space for children to play or for hosting summer gatherings.

Upstairs, the property boasts four well-proportioned bedrooms, each offering generous space for furnishings and storage. The master bedroom benefits from its own en-suite shower room, providing a private and convenient space for the homeowners. The remaining three bedrooms are perfect for growing families, home office setups, or guest accommodation. A stylish and modern family bathroom serves the additional bedrooms, completing the upper floor.

Externally, the home benefits from an integral garage and a driveway, ensuring ample parking. The cul-de-sac location enhances the sense of privacy and safety, making it particularly appealing to families. With its close proximity to Cusworth Hall, residents can enjoy tranquil walks in a historic setting, while also benefiting from great access to the town centre, schools, and a range of local amenities.

Properties in this exclusive area rarely come to market, making this a fantastic opportunity for those looking to secure a



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		
(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	