



51 St Giles Gate, DN5 8TZ
£300,000 Offers In Excess Of
Tenure Freehold

- **STONES THROW FROM CUSWORTH HALL**
- **GREAT ACCESS TO MOTORWAY LINKS AND TOWN CENTRE**
- **OPTIONAL OFFICE / BEDROOM / BAR DOWNSTAIRS**
- **IMMACULATE THROUGHOUT**
- **4 BEDROOM**

Beautifully Extended Four-Bedroom Home in a Desirable Location

This stunning four-bedroom detached property has been thoughtfully extended to provide a spacious and modern living environment, perfect for families or professionals seeking both comfort and convenience. The open-plan living and dining area creates a bright and welcoming space, ideal for entertaining or everyday family life.

The contemporary kitchen is fitted with high-quality integral appliances, including a built-in fridge freezer, oven, and gas hob, ensuring a sleek and functional design. A separate utility room offers additional storage and convenience, while the downstairs shower room provides easy access for guests or those needing ground-floor facilities.

A versatile additional room on the ground floor offers flexible use as a fourth bedroom, home office, or an entertainment space complete with a bar. Upstairs, three well-proportioned double bedrooms provide generous accommodation, with the master bedroom featuring a luxurious walk-in wardrobe.

Externally, the property benefits from a garage and a private driveway, ensuring ample parking. Located just a short walk from the picturesque Cusworth Hall, residents can enjoy scenic walks and green spaces right on their doorstep. With excellent transport links and easy access to the town centre, this home combines modern living with an unbeatable location.



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	
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