



26 Walsham Drive, DN5 8JU
£200,000 Offers In Region Of
Tenure Freehold

- **STUNNING VIEWS OF CUSWORTH HALL AND COUNTRY PARK**
- **PRIME LOCATION WITH EXCELLENT AMENITIES**
- **THREE SPACIOUS BEDROOMS**
- **OPEN PLAN LOUNGE AND DINING ROOM**
- **EXCELLENT ROAD AND RAIL TRANSPORT**

Set in the highly sought-after location of Cusworth, this delightful 2-storey home offers a perfect balance of rural tranquility and modern convenience. With breathtaking views stretching over to Cusworth Hall and the picturesque country park, the property is surrounded by a wealth of local amenities, reputable schools, and excellent transport links. The A1 Motorway network is just a 5-minute drive away, while Doncaster city centre is only 10 minutes away, offering easy access to everything you need. For outdoor enthusiasts, the Trans Pennine Trail is right on your doorstep.

Spanning 84 square meters, this well-presented home effortlessly blends comfort and potential. The ground floor welcomes you with a spacious hallway leading to an open-plan lounge and dining room, a versatile space perfect for both relaxed family living and entertaining. A separate kitchen offers further potential for customisation to suit your culinary needs.

Upstairs, you'll find three generously-sized bedrooms, each offering ample space for family members or guests. The family bathroom is well-appointed with a shower, providing a serene space to unwind at the end of the day.

This is a great opportunity to acquire a home in such a desirable location, with properties here rarely coming to market. Offering an excellent family living space that has been well-maintained, this home is ready for someone to make it their own. Whether you're looking to update a few features or embark on a more ambitious project, the potential is endless. With its stunning rural views, prime location, and fantastic scope for personalisation, this property is ideal for those seeking a family home with both charm and potential.

We don't expect this property to be on the market for long, so get in touch today to arrange your viewing of what could be your new home!



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	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC