



**20 Douglas Road, DN4 0UB**

**£180,000 Offers Invited  
Tenure Freehold**

- **3 BED SEMI DETACHED HOME**
- **IDEAL FOR FIRST TIME BUYERS**
- **GAMES ROOM & BAR**
- **LIGHT-FILLED SUNROOM, PERFECT FOR MULTIPLE USES**
- **CONTEMPORARY KITCHEN**
- **GREAT ACCESS TO**

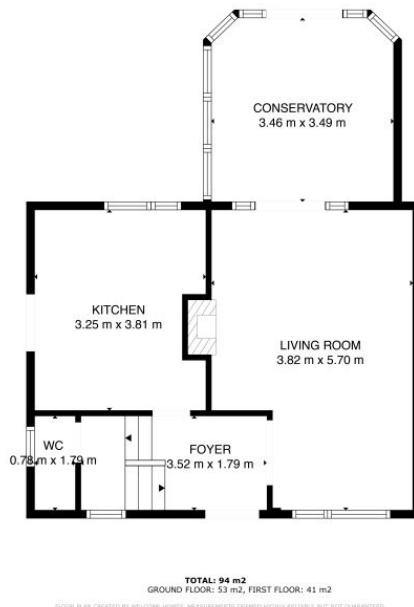
This beautifully presented three-bedroom semi-detached home is an absolute gem, offering modern living in a prime location. Situated just across from a school and with great access to both the motorway and the town, this property is perfect for a family looking for both convenience and comfort.

Step inside, and you'll be greeted by an open-plan lounge that leads into a bright sunroom, creating a spacious, light-filled area ideal for relaxation or entertaining guests. The modern kitchen is equipped with built-in appliances, perfect for preparing meals in style.

Downstairs, there's a handy WC for added convenience. Upstairs, you'll find three bedrooms, with the master bedroom featuring built-in wardrobes. The family bathroom is thoughtfully designed with a shower over the bath, offering flexibility for a busy family life.

Outside, the home really stands out. The double gated driveway provides secure off-road parking, while the garden is a great space for relaxation and entertaining. Enjoy your own built-in bar, perfect for evenings with friends, and a separate office/shed which is ideal if you need a quiet space to work from home. The property also benefits from a recently installed new boiler, ensuring warmth and efficiency throughout the year.

With a perfect blend of modern features, ample space, and a location that offers excellent access to local amenities, this home is ready for you to move in and enjoy. Don't miss the opportunity to make this stunning property yours – book a viewing today!



| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           | Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|---|-------------------------|-----------|
|   | Current                 | Potential |   | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           | Very energy efficient - lower running costs |                         |           |
| (92- A  |                         |           | (92- A                                      |                         |           |
| (81-91) B   |                         |           | (81-91) B                                   |                         | 83        |
| (69-80) C   |                         |           | (69-80) C                                   |                         |           |
| (55-68) D   |                         |           | (55-68) D                                   | 68                      |           |
| (39-54) E   |                         |           | (39-54) E                                   |                         |           |
| (21-38) F   |                         |           | (21-38) F                                   |                         |           |
| (1-20) G  |                         |           | (1-20) G                                    |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           | Not energy efficient - higher running costs |                         |           |
| England & Wales   | EU Directive 2002/91/EC |           | England & Wales                             | EU Directive 2002/91/EC |           |