



33 St Pauls , DN5 8LJ
£260,000 OffersInvited
Tenure Freehold

- SOUTH FACING GARDEN
- OPEN PLAN KITCHEN LIVING DINING
- LOFT SPACE
- DOWNSTAIRS WC
- UTILITY FOR ADDED CONVENIENCE
- SOUGHT AFTER AREA
- CONTEMPORARY KITCHEN
- LARGE GARAGE

Welcome to your dream home, located in the heart of Cusworth, just steps away from the beautiful parklands of Cusworth Hall!

This immaculately presented and extended 3-bedroom semi-detached home is truly move-in ready. Finished to an exceptional standard throughout, it offers everything you need for comfortable, modern living — all you have to do is unpack and start enjoying your new space.

The open-plan kitchen, dining, and living area is the heart of the home — bright, spacious, and perfect for both everyday family life and entertaining. With a built-in double oven and a separate utility room, it's both practical and stylish.

There's also a cosy lounge at the front with an electric fire, ideal for relaxing in the evenings. The ground floor also includes a smart shower room for added convenience.

Upstairs, you'll find three well-proportioned bedrooms and a contemporary bathroom, complete with a shower over the bath — all beautifully maintained and ready for you to move in. Plus, the converted loft space provides a fantastic additional bedroom, offering extra flexibility for growing families or those who need a home office.

Outside, the south-facing garden is a real highlight, offering plenty of sunshine throughout the day, perfect for summer afternoons or peaceful mornings. The property also benefits from an integral garage, providing both storage and easy access, along with a generous front drive offering ample parking.

Situated in a quiet, family-friendly neighbourhood with great amenities nearby, you'll be close to local shops, excellent schools, and just a short drive to the town centre. With easy access to the motorway, commuting is a breeze, making this the perfect location for both work and play.



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	