



2 Crabgate Drive, DN6 8LD
£205,000 Offers In Region Of
Tenure Freehold

- **South Facing Garden**
- **Bright & Airy Living Space**
- **Large Garage with Potting Shed**
- **Secure Rear Garden Access**
- **No Chain**
- **Two minute drive to the A1 Motorway**
- **Spacious Extended**

A Family Home to Create Your Dream Lifestyle – No Chain, Garden Lover’s Paradise!

Imagine a home where every corner tells a story of family life, a place where you can build lasting memories and create a lifestyle that’s truly your own. This extended, well-maintained 3-bedroom semi-detached house on the highly sought-after Crabgate Drive offers so much more than just a place to live, it’s a home that invites you to embrace a new chapter in your family’s journey.

With its ample space, large plot, and endless potential, this home offers a fantastic canvas to make your own. The no chain sale means you can move in quickly and start turning your vision into reality. Whether you’re hosting dinner parties in the dining room that opens onto the gorgeous, picture-postcard garden or enjoying a quiet evening by the marble fireplace surround in the lounge, this home provides the perfect backdrop to your lifestyle.

Why You’ll Love Living Here

You can feel the warmth and love this home has been given over the years, it’s been a bustling family hub, full of laughter, celebrations, and everyday moments. Now, it’s ready for its next family to come in and continue that story. As soon as you step through the door, you’re greeted by a large, generous hallway that flows seamlessly into the rest of the home, with original features like doors and coving that add timeless charm. This is a home full of character, waiting for you to make it your own.

Lifestyle & Location

Life here is as easy and convenient as it gets. With easy access to the A1 motorway, you’re perfectly placed to explore nearby towns and cities or enjoy a quick escape to the countryside. Imagine weekend trips, leisurely strolls through nearby parks, or popping out to the local shops. Schools, amenities, and recreational spaces are all within reach, making it an ideal spot for families. Here, you’re not just buying a house – you’re investing in a community where you’ll create your perfect



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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