



9 Pembroke Rise , DN5 8PP

**£270,000 Offers In Region Of
Tenure Freehold**

- **4 BEDROOM SEMI DETACHED EXTENDED HOME**
- **OPTIONAL OFFICE / GYM**
- **EXTERNAL GARDEN BUILDING**
- **BREAKFAST BAR**
- **DOUBLE DRIVEWAY**
- **GREAT ACCESS TO MOTORWAY LINKS**

This spacious four-bedroom semi-detached house has been extended to give plenty of room for family living. It has a large kitchen with a built-in single oven and a breakfast bar, offering lots of space for cooking and eating together.

The lounge is warm and inviting, with a log burner that makes it feel extra cosy in the evenings. There's also a handy downstairs toilet for guests and daily use.

Upstairs, there are four good-sized bedrooms. The main bedroom has its own ensuite shower room, and there is also a family bathroom that serves the other bedrooms.

Outside, the property has a double driveway with parking space for two cars. The back garden includes a large outbuilding that could be used as an office, bar, gym, or hobby room, giving you plenty of options to suit your lifestyle.

The house is in a great location with plenty of local amenities nearby, including shops, schools, and leisure facilities. It also has easy access to the motorway network, making travel and commuting simple and convenient. This is a flexible, well-sized home that's ideal for family life.



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	