



17 Swan Road, DN4 5NX

**£225,000 Offers In Region Of
Tenure Freehold**

- **GREAT ACCESS TO
MOTORWAY LINKS
AND TOWN CENTRE**
- **MOVE IN READY**
- **3 BED SEMI
DETACHED HOME**
- **STONES THROW
AWAY FROM
LAKESIDE VIEW**

Stunning Newly Built 3-Bedroom Semi-Detached Home Near Lakeside – Move-In Ready!

This beautifully designed three-bedroom semi-detached home, located near the serene Lakeside Lake, offers the perfect combination of modern style and everyday convenience. Recently built to a high specification, it is ideal for families, professionals, or anyone seeking a move-in ready property.

Inside, fresh décor creates a warm and welcoming atmosphere throughout. The contemporary kitchen is fitted with premium integrated appliances, providing an ideal space for everything from quick breakfasts to evening entertaining. Upstairs, three generously sized bedrooms have been designed with comfort in mind, complemented by a sleek and stylish family bathroom with high-end finishes.

Outside, the south-west facing garden offers a private retreat, perfect for enjoying the afternoon sun or hosting gatherings during the warmer months.

Located in a vibrant area, the property is within easy reach of shops, restaurants, and leisure facilities, with excellent transport links via nearby train stations and major motorways.

This exceptional home is ready for you to move in and make your own. Arrange a viewing today and experience its charm for yourself.



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		96
(81-91) B	84	
(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	