

15 Welbeck Road, DN4 5EY

£230,000 Guide Price

Tenure Freehold

- **FREE STANDING SHOWER**
- **DOWNSTAIRS WC**
- **3 BED SEMI DETACHED HOME**
- **GARAGE AND DRIVEWAY**
- **OPEN PLAN KITCHEN LIVING DINING**
- **LOG BURNER**
- **CLOSE TO SHOPS,**

GUIDE PRICE £230,000 - £240,000

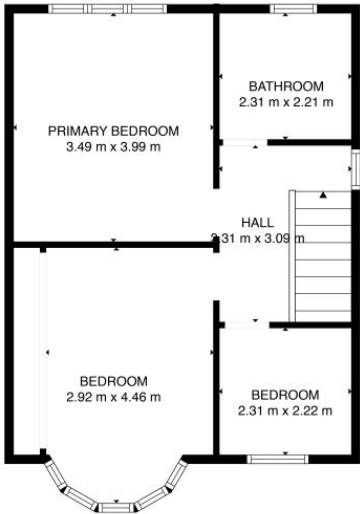
Charming 3-Bedroom Semi-Detached Home with Driveway & Garage

This wonderful three-bedroom semi-detached home offers a perfect balance of character and modern living. Situated within walking distance of the town centre, the property also enjoys excellent transport links with the train station and motorway nearby, making it ideal for families and commuters alike.

As you enter, the hallway immediately sets the tone with its composite front door with PVC frame and stained-glass surround, complemented by the elegant staircase panelling, giving a nod to its period heritage. The bay-fronted lounge is warm and inviting, centred around a log burner which creates a cosy atmosphere during the colder months. The space flows into a dining room and kitchen, creating a sociable, open-plan layout that works beautifully for everyday living and entertaining. The kitchen is fitted with a range cooker and enhanced by skylights, allowing natural light to flood the space. From here, doors lead into a bright and airy sunroom, the perfect spot to enjoy morning coffee while overlooking the garden. A downstairs WC completes the ground floor.

Upstairs, there are three well-proportioned bedrooms, each offering comfort and flexibility. The master bedroom is a particular highlight, with its bay window adding light and space, and built-in wardrobes providing practical storage. The family bathroom is stylish and versatile, featuring a P-shaped bath with shower over, offering the best of both worlds. The exterior of the property is equally appealing. The rear garden is mature and beautifully landscaped with established greenery, providing a private and peaceful outdoor retreat that can be enjoyed throughout the year. To the front, the driveway and garage offer ample off-road parking as well as useful storage space.

This property is brimming with charm and character, while also offering the practicality needed for modern family life. Its combination of period features, generous living space, and superb location close to local amenities and transport connections makes it a truly special home.



TOTAL: 108 m²
GROUND FLOOR: 61 m², FIRST FLOOR: 47 m²
EXCLUDED AREAS: WALLS: 9 m²

FLOOR PLAN CREATED BY WELLCOME HOMES. MEASUREMENTS OBTAINED VISUALLY AND NOT GUARANTEED.

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	