



17 St Giles Gate, DN5 8PG

**£260,000 Offers In Region Of
Tenure Freehold**

- Landscaped garden
- Prime Cusworth location
- Open-plan kitchen
- Bay-fronted lounge
- Open-plan kitchen
- Modern outbuilding
- Fitted wardrobes
- Boutique bathroom

Effortlessly stylish and beautifully curated, this contemporary Cusworth home brings together modern living and everyday comfort. Just moments from Cusworth Park, local cafés, reputable schools, and quick links to the A1(M), every element of convenience is on your doorstep. Designed with care and finished with finesse, it's the perfect retreat for modern family life.

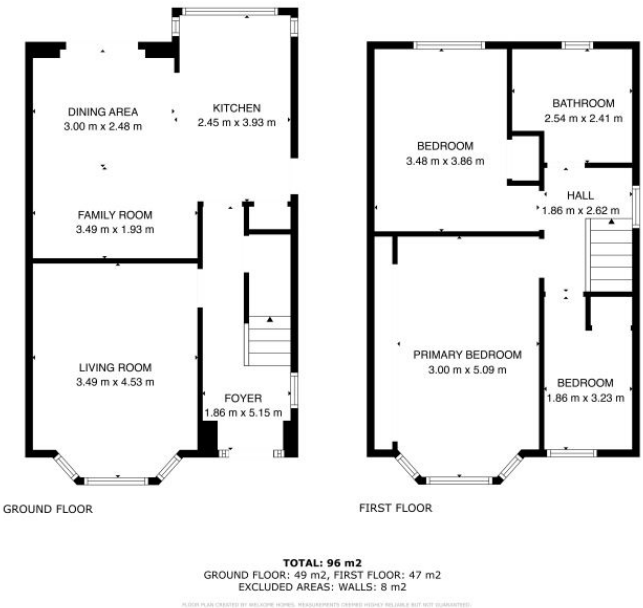
From the first impression, its kerb appeal sets the tone, kerb side appeal frontage with driveway parking, fresh landscaping and a welcoming sense of pride in ownership. Inside, light floods through the bay-fronted lounge, where neutral tones, soft textures, and a statement feature wall create an atmosphere that feels calm, elegant and instantly homely.

To the rear the open-plan kitchen-diner is the showpiece of the home. Finished in soft grey cabinetry with integrated appliances, a central island, and breakfast-bar seating, it's a space designed for connection, from busy weekday mornings to relaxed evenings with family and friends. French doors open onto the landscaped garden, where an alfresco seating area, lawn, and modern outbuilding offer space to unwind or entertain.

Upstairs the attention to detail continues. The master bedroom features fitted wardrobes and a wide bay window perfectly framing the treetops of the neighbourhood. The second bedroom exudes charm with blush-panelled walls and brass accents, while the third makes an ideal nursery or home office.

The family bathroom feels boutique and indulgent, with full travertine-style tiling, a rainfall shower, sleek floating vanity, and even a built-in TV for those long evening soaks.

Energy efficiency is another highlight, with solar panels helping to reduce running costs while supporting a more sustainable lifestyle. Set within a quiet residential street, moments from Cusworth Park, local schools, and quick A1(M) access, this home offers a lifestyle as effortless as its finish, one of ease, comfort, and understated sophistication.



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		
	3	2
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	76	83
(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	