

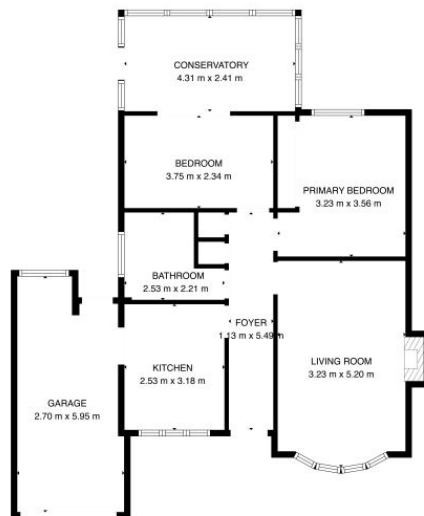


**80 St Pauls Parade , DN5 8LP**

**£275,000 GuidePrice  
Tenure Freehold**

- SOUGHT AFTER AREA
- CLOSE TO CUSWORTH HALL & COUNTRY PARK
- INTEGRAL GARAGE & OFF-ROAD PARKING
- LOG BURNER
- TWO DOUBLE BEDROOMS
- DETACHED BUNGALOW

Situated in the highly sought-after village of Cusworth, this spacious two-bedroom detached bungalow offers an excellent opportunity to acquire a well-presented home in one of the area’s most desirable residential locations. Offered to the market with no onward chain, the property is ideally suited to buyers seeking a smooth and uncomplicated purchase. Set behind a gated driveway, the bungalow enjoys a strong sense of privacy and security, complemented by an integral single garage which also provides space for a washer and dryer. Internally, the accommodation is both welcoming and well cared for, featuring oak doors throughout and a layout that flows comfortably for everyday living. A bright conservatory adds valuable additional space, creating an ideal spot to relax and enjoy views of the garden in all seasons. The property offers two well-proportioned bedrooms and a modern, neutral bathroom, finished to a contemporary standard and ready for immediate occupation. Bungalows in Cusworth are rarely available, and this home combines generous accommodation with a peaceful setting, making it particularly appealing to downsizers, retirees or anyone looking for convenient single-storey living in a prestigious location.



TOTAL: 70 m<sup>2</sup>  
Ground floor: 70 m<sup>2</sup>  
EXCLUDED AREAS: GARAGE: 15 m<sup>2</sup>, FIREPLACE: 1 m<sup>2</sup>, WALLS: 7 m<sup>2</sup>

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92- A		
(81-91) B		83
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	