



**40 Walsham Drive , DN5 8JU**

**£250,000 GuidePrice  
Tenure Freehold**

- CLOSE TO CUSWORTH HALL & COUNTRY PARK
- MODERN OAK DOORS
- NEW KITCHEN AND BATHROOM
- READY TO MOVE IN
- SOUGHT AFTER AREA
- OPEN PLAN LIVING

GUIDE PRICE £250,000 - £260,000

Views on views! This beautifully upgraded three-bedroom semi-detached family home enjoys an enviable position overlooking open horse fields, offering a rare blend of countryside outlooks and everyday convenience. The property has been thoughtfully modernised throughout and features a stylish open-plan living layout, perfect for modern family life. The stunning navy kitchen is fitted with a built-in double oven and hob, complemented by contemporary finishes and flooded with natural light. Further highlights include anthracite windows, oak internal doors throughout, and a sleek contemporary bathroom, all combining to create a home that is truly move-in ready. Externally, the property boasts a good-sized garden, private driveway, and a highly desirable setting in a sought-after location, just a stone’s throw from Cusworth Hall and its beautiful parkland. Early viewing is highly recommended — don’t miss this one.



TOTAL: 86 m2  
GROUND FLOOR: 43 m2, FIRST FLOOR : 43 m2  
EXCLUDED AREAS: WALLS: 6 m2

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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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