



60 Clearwell Croft , DN5 8UL

**£299,999 OffersInRegionOf
Tenure Freehold**

- **Detached**
- **Three Bedrooms**
- **Conservatory**
- **Oak doors throughout**
- **Modern kitchen with integrated appliances**
- **Move In Ready**
- **Sought after location**

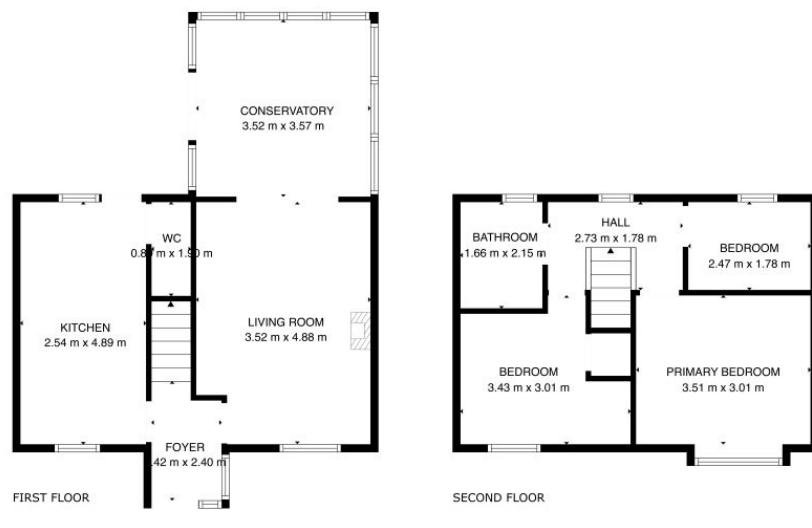
A move-in ready, stylish three-bedroom detached home in the highly sought-after location of Cusworth, ideally positioned close to the historic Cusworth Hall, the town centre, and excellent motorway links.

This attractive property boasts a striking ultra-modern frontage, enhanced by a rendered front wall and acoustic fencing, offering both kerb appeal and privacy. A gated driveway provides secure off-road parking and leads to a detached garage. Internally, the home is finished to a contemporary standard throughout. The modern kitchen is well equipped with a gas hob and integrated oven, while a ground floor WC adds everyday convenience. Quality oak internal doors run throughout the property, complementing the sleek design.

The spacious lounge features a feature fire, creating a warm and welcoming focal point, and flows seamlessly into the conservatory, providing additional living space with views over the garden. A standout glass staircase further enhances the modern feel of the home.

Upstairs, the property offers two generous double bedrooms and one single bedroom, ideal for families or those working from home.

Externally, the rear garden is perfect for entertaining, featuring a built-in pergola, ideal for outdoor dining and relaxation. Early viewing is highly recommended to fully appreciate this move-in ready home, combining modern living with a desirable location close to town amenities and motorway access.



TOTAL: 83 m²
FIRST FLOOR: 49 m², SECOND FLOOR: 34 m²
EXCLUDED AREAS: BAY WINDOW: 1 m², WALLS: 9 m²

FLOOR PLANS CREATED BY WILLOWE HOMES. REQUIREMENTS CHECKED HONESTLY RELIABLE BUT 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		
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