



34 Scawthorpe Avenue, DN5 9DF

**£235,000 Offers In Region Of
Tenure Freehold**

- **PANTRY FOR EXTRA STORAGE**
- **OPTIONAL BEDROOM / OFFICE IN ATTIC**
- **GREAT ACCESS TO MOTORWAY LINKS AND TOWN CENTRE**
- **3 BED SEMI DETACHED HOME**
- **PERFECT FAMILY**

This extended three / four bedroom semi-detached home is beautifully presented throughout and is ready to move straight into, offering generous space, character features and a highly convenient location. Since the EPC was carried out, the property has benefited from a new modern combi boiler, new windows and front door, along with additional insulation, improving energy efficiency and comfort.

You enter through a composite front door into a welcoming home designed for modern living. The main feature is the large open-plan kitchen, dining and living area, ideal for family life and entertaining. Glass wall panels are used as a feature, allowing light to flow through the space while keeping a stylish division. The kitchen includes a range cooker and walk-in pantry.

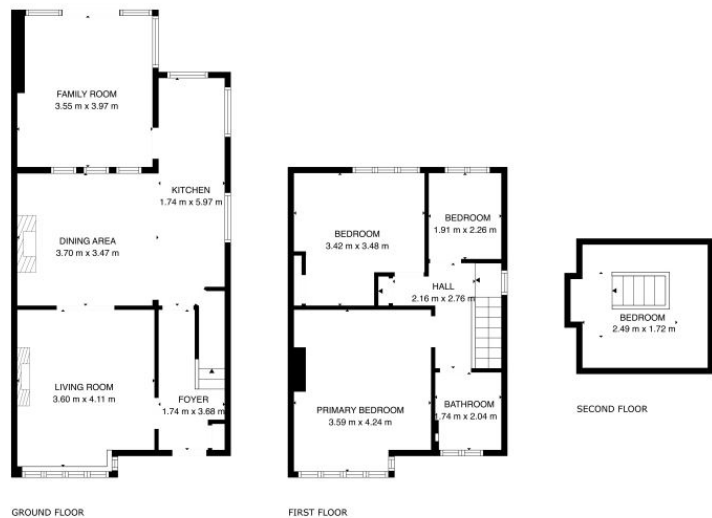
There is also a second lounge with a bay window, and feature fireplaces in both the dining area and living room.

Upstairs are three good-sized bedrooms and a family bathroom. A fixed staircase leads to the attic bedroom, which has Velux windows and electrics, making it a bright and usable space (please note: this room does not currently have building regulations approval).

Outside, the property benefits from a gated driveway, detached garage, and a well-maintained landscaped garden.

The home is well located, offering easy access to the town centre and major motorway links, and is just a short walk from local shops and amenities.

A spacious, well-kept home in a great location — simply unpack and enjoy.



TOTAL: 105 m²
GROUND FLOOR: 60 m², FIRST FLOOR: 41 m², SECOND FLOOR: 4 m²
EXCLUDED AREAS: LOW CEILING: 6 m², WALLS: 11 m²

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		83
(69-80) C		
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	