



**34 Scawthorpe Avenue, DN5 9DF**

**£235,000 OffersInRegionOf  
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

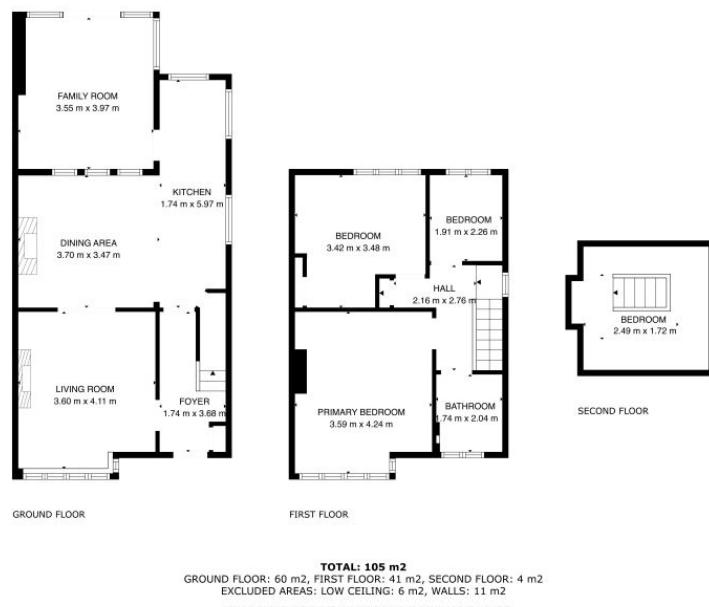
This extended three / four bedroom semi-detached home is beautifully presented throughout and is ready to move straight into, offering generous space, character features and a highly convenient location. Since the EPC was carried out, the property has benefited from a new modern combi boiler, new windows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



SWAN HAVING VAUES

**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**

**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		

**England & Wales**

EU Directive 2002/91/EC