



9 Farmhill Close, DN5 8HH
£330,000 Offers In Region Of
Tenure Freehold

- **3 BEDROOM**
- **DETACHED STUNNING FAMILY HOME**
- **SEPARATE DINING ROOM**
- **SOUGHT AFTER AREA**
- **INTEGRATED APPLIANCES**
- **SUPER MODERN BATHROOM AND ENSUITE**
- **GARAGE AND**

An exceptional four-bedroom detached residence, exquisitely extended and finished to an impeccable standard, offering refined family living within one of the area's most prestigious and sought-after settings.

This outstanding home has been thoughtfully designed to combine timeless elegance with modern sophistication. At its heart lies a truly stunning country-style kitchen, beautifully appointed with integrated appliances including oven, microwave and gas hob, complemented by a classic pot sink and stylish breakfast bar, creating a perfect space for both everyday living and elegant entertaining.

The ground floor reveals a series of beautifully proportioned reception spaces, including a charming bay-fronted lounge filled with natural light, a separate formal dining room, and a highly versatile additional reception area currently utilised as a playroom. This adaptable space could effortlessly serve as a private study, additional sitting room, or formal dining area, while the existing dining room offers exciting potential as a cinema room, guest suite or ground floor bedroom, ideal for multigenerational living.

A cloakroom/WC and the presence of high-quality oak internal doors throughout further enhance the home's sense of quality and cohesion. Cleverly designed bespoke storage has been integrated beneath the staircase, providing a stylish and practical solution for neatly housing shoes and everyday essentials.

To the first floor, three generously sized double bedrooms are presented to an exceptional standard. The principal suite is particularly impressive, beautifully styled with a sleek, contemporary finish and complemented by a luxurious en-suite, creating a true sanctuary. The property is further enhanced by a newly installed, beautifully finished family bathroom, designed with a modern aesthetic and high-quality fittings to create a calm and sophisticated space.

Externally, the property continues to excel with a beautifully designed covered pergola seating area, offering an inviting space for year-round outdoor living, whether for relaxed evenings or sophisticated entertaining.

Perfectly positioned just moments from the historic Cusworth Hall and surrounded by excellent local amenities, this distinguished home offers both convenience and lifestyle in equal measure.

A home of this calibre rarely comes to market, early viewing is strongly advised.

Environmental Impact (CO ₂) Rating	
	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	
	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	
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