



**9 Roehampton Rise, DN5 8LH**  
**£330,000 GuidePrice**  
**Tenure Freehold**

- MODERN KITCHEN
- MODERN BATHROOM
- CLOSE TO CUSWORTH HALL & COUNTRY PARK
- LARGE PLOT AND GARDENS
- MOVE IN READY
- Sought After Location
- 3 BEDROOM DETACHED STUNNING

GUIDE PRICE £330,000 - £340,000

An outstanding and rarely available three-bedroom detached residence, positioned on one of Cusworth's most prestigious stretches of Roehampton Rise. Ideally situated close to the town centre and offering excellent motorway links, this exceptional home combines everyday convenience with an enviable lifestyle setting.

Occupying a substantial plot, the property enjoys a commanding presence, set well back from the road with an expansive frontage that creates an immediate sense of exclusivity. The large front garden enhances both kerb appeal and privacy, while the rear garden is a true highlight, beautifully maintained, generous in size and completely not overlooked, offering a peaceful and secluded outdoor retreat that is increasingly rare to find.

Internally, the accommodation has been thoughtfully modernised and is presented in immaculate condition throughout, allowing any buyer to move straight in with ease. At the heart of the home is a striking contemporary handleless kitchen, finished to a high specification and fully integrated with oven, hob, microwave, fridge freezer and dishwasher, a sleek and highly functional space perfectly suited to modern living.

The kitchen flows seamlessly into a superb open-plan lounge and dining area, creating a spacious and versatile environment ideal for both everyday family life and entertaining. With windows to both the front and rear, the space is flooded with natural light, enhancing the sense of openness while maintaining a warm and welcoming atmosphere.

A conservatory with a Velux window further elevates the ground floor, providing an additional reception space with uninterrupted views over the garden, ideal as a refined sitting area, playroom or home office.

To the first floor, the property continues to impress with three well-proportioned double bedrooms, along with a family bathroom and separate WC, offering both comfort and practicality for modern family living.

Externally, the stunning rear garden provides a private sanctuary, featuring a charming pond and elegant summer house, creating a unique and highly enjoyable outdoor setting. A detached garage and off-street parking add further convenience and appeal.

The location is a key feature of this home, with Cusworth Hall quite literally on the doorstep. This historic Georgian country house is set within beautifully landscaped parkland, offering scenic walks, open green spaces, a popular café and a

