



**Plot 12 Cusworth Croft, DN5 8LB**

**£569,995 Fixed Price**

**Tenure Freehold**

- **ENSUITE TO MASTER BEDROOM**
- **INTEGRAL GARAGE & OFF-ROAD PARKING**
- **NEWLY BUILT PROPERTY**
- **STONES THROW FROM CUSWORTH HALL**
- **4 BEDROOM DETACHED FAMILY HOME**

## Plot 12 – The Brodsworth

Elegant, spacious and thoughtfully designed, The Brodsworth (Plot 12) is an impressive four-bedroom detached family home with an integral garage, combining contemporary style with everyday practicality.

At the heart of the home is a stunning open-plan kitchen and dining area, complete with high-quality integrated appliances, an induction hob and Lamona oven. Bi-fold doors open onto the rear garden, creating a bright and sociable space ideal for entertaining and family living.

A beautifully presented bay-fronted lounge offers a light-filled and inviting retreat, while a separate utility room and ground floor WC provide added convenience.


Designed with energy efficiency and comfort in mind, the property benefits from underfloor heating to the ground floor, an air source heat pump, solar panels and an EV charging point—contributing to its excellent A-rated EPC.

Upstairs, the property features a generous principal bedroom with a stylish private ensuite, alongside three further well-proportioned bedrooms and a contemporary family bathroom, offering flexible living space for families, guests or home working.

Externally, the home benefits from a private driveway and integral garage, enhancing both practicality and kerb appeal.

For further information or to arrange a viewing, please contact Gr33n Homes:

?? 01302 875875

Environmental Impact (CO <sub>2</sub> ) Rating	
	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	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92- A	
(81-91) B	
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