



42 St Martins Avenue , DN5 8JB
£299,995 OffersInRegionOf
Tenure Freehold

- **Garage with office, utility, WC & storage**
- **Prime Cusworth residential location**
- **Extended family home on generous plot**
- **Three reception rooms incl. conservatory**
- **Spacious Open Plan Kitchen and Dining Area**

Welcome Homes are delighted to present this exceptional and beautifully extended family home, occupying a generous plot on one of Cusworth's most desirable residential roads, where contemporary design, versatile living and thoughtfully curated outdoor space come together effortlessly.

Set behind a composite gate positioned in line with the house, the property enjoys an open frontage with a substantial block-paved driveway providing ample off-street parking for multiple vehicles, leading to a detached garage. The home offers impressive kerb appeal, setting the tone for the quality and finish that continues throughout.

Upon entering, a welcoming hallway introduces the home, where feature panelling to the staircase adds both character and a modern edge, creating a strong first impression. The current owners have undertaken a full renovation of the ground floor, including complete re-plastering, resulting in a high-quality finish and a clean, contemporary feel throughout. The main living room is elegantly presented, centred around a bespoke media wall with an integrated fireplace, offering a stylish focal point. A large bay window draws in natural light, enhancing the sense of space while maintaining a warm and inviting feel.

To the rear, the home opens into a beautifully designed open-plan kitchen and dining space, centred around a newly fitted kitchen featuring contemporary units, quality work surfaces and a breakfast bar. The kitchen is thoughtfully designed for modern living, incorporating floor-to-ceiling integrated fridge and freezer units, alongside integrated appliances including an oven, microwave and dishwasher. A dedicated mini bar area further enhances the space, creating a highly sociable and functional environment. This flows effortlessly into a further seating and dining area, forming a true hub of the home — ideal for entertaining, family gatherings or relaxed day-to-day living.

A particularly practical addition is the side porch entrance, offering a handy cloakroom-style space ideal for coats, shoes and everyday family use, with direct access through to the kitchen and dining area. In addition, the side of the property

