



72 Broxholme Lane, DN1 2LW

**£210,000 Offers In Region Of
Tenure Freehold**

- Cellar
- Range Cooker
- Log Burner
- Separate Dining Room
- Spacious Period Town House
- Move In Ready
- 4 Bedrooms

IMPRESSIVE FOUR-BEDROOM VICTORIAN FAMILY HOME | TWO RECEPTION ROOMS | STUNNING OPEN-PLAN KITCHEN/DINER | CELLAR WITH CONVERSION POTENTIAL | FOUR FLOORS INCLUDING CELLAR | ONE-YEAR-OLD BOILER | GAS LOG-EFFECT STOVE | CHARACTER & CHARM THROUGHOUT

Beautifully blending timeless Victorian character with modern family living, this substantial four-bedroom home offers versatile accommodation arranged across four floors, including the cellar. Boasting elegant period features, generous room proportions, high ceilings and an abundance of natural light, this exceptional property is perfect for growing families seeking both space and style.

Stepping through the welcoming entrance hallway, you are greeted by a beautifully presented bay-fronted lounge, where a charming gas log-effect stove creates a cosy focal point, making it the perfect place to relax throughout the seasons. The second reception room is equally generous in size and offers excellent flexibility as a formal dining room, snug, playroom or home office.

To the rear of the property lies the true heart of the home – a stunning open-plan kitchen and dining room. Beautifully fitted with an extensive range of contemporary units, quality worktops and an impressive range cooker, this wonderful space also features a breakfast island and ample room for a family dining table. Designed with modern living in mind, it provides the perfect setting for everyday family life as well as entertaining friends and guests.

A particularly valuable addition is the cellar, currently providing excellent storage but offering exciting potential to create further living accommodation, such as a cinema room, games room, home gym, office or hobby space, subject to the necessary consents.

The first floor offers three generously proportioned bedrooms together with a stylish family bathroom. The impressive principal bedroom enjoys exceptional proportions, creating a luxurious retreat with ample space for wardrobes and additional furniture.

The second floor provides a superb fourth bedroom, making an ideal guest suite, teenager's retreat, home office or studio, further enhancing the flexibility of this outstanding family home.

Externally, the property benefits from a private rear garden, providing the perfect space for relaxing, entertaining or



Environmental Impact (CO ₂) Rating		
	Current	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		
	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	