



29 Copley Crescent, DN5 8QW

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

- UTILITY ROOM
- EXTENDED PROPERTY
- WELCOMING ENTRANCE PORCH
- LANDSCAPED GARDEN
- THREE-BEDROOM SEMI-DETACHED FAMILY HOME
- READY TO MOVE IN

Beautifully Presented Extended Three-Bedroom Semi-Detached Home

Welcome Homes are delighted to offer this beautifully presented and extended three-bedroom semi-detached home, offering generous living space, a superb kitchen and dining area, landscaped gardens and ample off-road parking. Set back from the road, the property has an attractive frontage with a generous driveway providing parking for several vehicles.

An enclosed entrance porch is a welcome addition, providing a practical space before entering the main house and giving that extra separation from the outdoors. From here, you step into the hallway, where oak internal doors continue throughout the property.

The lounge is a great size and beautifully presented, with plenty of natural light and space for a large suite. A feature fireplace creates an attractive focal point and gives the room a warm and homely feel.

To the rear is one of the main selling points of this home. The property has been extended to create a fantastic-sized kitchen and dining area, providing a brilliant space for both everyday family life and entertaining.

The kitchen is fitted with a generous range of oak-style units, contrasting work surfaces and integrated appliances, with plenty of storage and preparation space. There is ample room for a large dining table, making this a really sociable part of the home, with doors leading directly out to the rear garden.

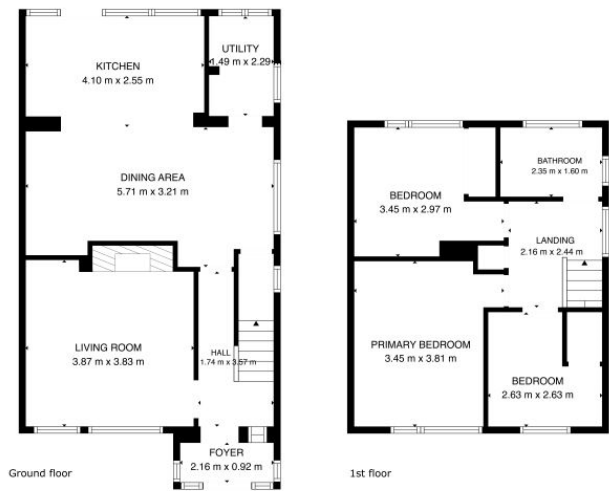
Just off the kitchen is a separate utility room, providing additional storage and laundry space and keeping the practical side of everyday life away from the main kitchen.

Upstairs are three well-proportioned bedrooms, including two good-sized doubles and a third bedroom that would work equally well as a child's room, nursery or home office. The first floor is completed by the family bathroom.

Outside, the rear garden has been beautifully landscaped and is a real credit to the current owners. A good-sized lawn is surrounded by established planting, with generous paved areas providing plenty of space for outdoor furniture, dining and entertaining. There is also a useful garden shed for storage.

To the front, the large driveway provides ample off-road parking.

Offering approximately 96 sq m (1,033 sq ft) of accommodation, this is a fantastic family home with much more space than



TOTAL: 96 m2
Ground floor: 57 m2, 1st floor: 39 m2
EXCLUDED AREAS: WALLS: 8 m2

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	