



31 Wivelsfield Road, DN4 0UY
£179,950 Offers In Region Of
Tenure Freehold

- Surrounded by a wealth of local amenities
- Off Road Parking
- Stunning Family Home
- Extended
- Minutes drive away from the A1 Motorway Network.
- Integrated Appliances
- Utility Room
- Attractive Gardens

Welcome to your dream home - a splendid two-storey property with an 82 square meters footprint, beautifully designed to offer comfort, elegance and practicality. As you step into the first floor, you'll find three inviting living rooms, each tastefully decorated and boasting a cosy fireplace. An airy laundry room and a large well-equipped kitchen with a stove completes the perfect picture on this floor. Head up to the second floor and retreat into any of the three serene and adequately spaced bedrooms. A well-appointed bathroom with a bath offers a sanctuary for your personal care, whilst the three bedrooms can serve as spaces for a study, hobby room, or whatever your heart desires.

Externally, to the front there is off road parking and to the rear of the property there is a fully enclosed, lawned garden with a handy shed for storage.

Balby and Warmsworth have excellent access to a wealth of local amenities and have good access to the A1 Motorway links.

This property is ideal for those who value a sense of space, comfort and stylish living. Join us for a viewing and explore this gem for yourself; once you step in, you'll never want to leave. A viewing is strongly recommended as we do not anticipate this immaculate family home being on the market for long!



Environmental Impact (CO ₂) Rating	
	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	
	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	
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