



**7 Hazel Grove, DN3 3HG**  
**£165,000 OffersInRegionOf**  
**Tenure Freehold**

- **Garage**
- **Conservatory**
- **Open plan kitchen / dining area**
- **Off Road Parking**
- **Utility Room**
- **Contemporary throughout**
- **Desirable Location**

Welcome Homes are delighted to present this tastefully designed semi-detached home with a total area of 86.0 square meters onto the market. The floor plan is efficiently laid out to maximize space and ensure comfort. On the ground floor, you'll find a large fully functioning kitchen coupled with an ample size utility room as well as an additional sunroom that gives the kitchen a fabulous open plan feel. Adjacent there is an inviting living room with a cozy and alluring gas fireplace. Moving up to the next level, the first floor accommodates three spacious bedrooms and a bathroom fitted with a bath and crisp white tiles throughout. Externally there is plenty of off road parking and a superb sized enclosed rear garden with lawn, decked patio area and block paved seating area. To top it off there is a timber built 'bar-shed' perfect for entertaining and a detached garage for storage. This property perfectly balances form and function for a comfortable and practical living space suitable for a growing family, young professionals, or investment purposes. Call Welcome Homes to book a viewing



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	81
(69-80) C	
(55-68) D	67
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC