



139 Cusworth Lane, DN5 8JN
£250,000 OffersInRegionOf
Tenure Freehold

- Perfect Family Home
- Two bathrooms
- South facing terrace ideal for al fresco dining
- Desirable Location
- Beautifully presented
- Three double bedrooms
- Garage
- Attractive Courtyard and Landscaped

Nestled in a sought-after location, this upscale property boasts an impressive total area of 108 square metres spread over two beautifully designed floors. Stepping into this dwelling, you are greeted on the ground level by a light and airy hallway, a family kitchen, stunning open plan lounge and dining room, efficient office space which could also be utilised as a 4th bedroom leading to an immaculate bathroom equipped with a refreshing shower. This level tempts with a plush living room that features a cosy fireplace, along with a culinary connoisseur's dream kitchen featuring an in-built stove. Ascend to the upper level to discover three generously proportioned bedrooms, all with fitted wardrobes, each a haven of tranquility. A spa-worthy bathroom with a relaxing bathtub completes the upper floor. Both practical and chic, this home boasts a thoughtful floor plan designed for both relaxing and entertaining. Experience classic elegance and modern comfort in this exceptional 3-bedroom, 2-bathroom residence.

Externally 139 Cusworth Lane boast beautiful landscaped front and a rear south facing garden with plenty of " al fresco " dining area options in the midst of a well maintained and established garden. There is also a stand alone garage and a handy utility / laundry room below the rear extension.

139 Cusworth Lane is just a stone's throw away from Cusworth Hall and Country Park, an elegant 18th century Georgian house set in acres of landscaped parkland with so much to offer. A museum and art gallery, outdoor play area, picnic benches dotted around, a dog friendly micro-brewery and bistro and direct links to the Trans Pennine Trail. It really is the ideal location for families, cyclists, and dog walkers alike.

This property is also superbly situated for the fantastic local amenities, within proximity to the local reputable schools and is perfectly positioned to access the excellent transport links Situated just a two-minute drive to the A1 motorway network, 5 minutes' drive to Bentley train station and 15 minutes' drive to Doncaster train station with their direct links to London, Leeds, York, and Sheffield to name a few. This property really could not be better positioned!



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		82
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	