



**8 Herbert Close, DN5 9BD**  
**£170,000 Offers In Region Of**  
**Tenure Freehold**

- Downstairs shower room
- Intruder Alarm
- Situated in a quiet cul-de-sac
- Utility Room
- No Chain
- Extended
- Off Road Parking
- Low maintenance garden

Welcome Homes are delighted to introduce this fabulous property boasting a floor area of 91 square meters situated in a quiet cul-de-sac location. Offering a seamless blend of comfort and convenience, this extended family home features three plush bedrooms and two well appointed bathrooms; one with a convenient shower on the ground floor, and a luxurious bath in the beautiful first floor bathroom. The ground floor is designed thoughtfully with a spacious living area, separate lounge and accompanied by a cosy fireplace and a large, versatile utility room. The kitchen is impressively equipped with a large stove oven and opens out into a light dining space with plenty of natural light through the skylight windows and French doors leading out to the rear enclosed garden which is family friendly and low maintenance. The property is favourably located, with a variety of amenities within arm's reach. Bus routes ensure ease of commute, while the nearby "Morrisons" supermarket caters to your daily grocery needs. The "Danum Retail Park" is just a stone's throw away, perfect for your shopping and leisure needs and there are also excellent schools close by. This property is truly a blend of intimate residential living with city convenience. Call Welcome Homes to arrange 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	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
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