



44 Pamela Drive, DN4 9RP

£230,000 GuidePrice

Tenure Freehold

- **Extended**
- **Garage**
- **Private Rear Garden**
- **Open Plan Living**
- **Off Road Parking**
- **Situated in a quiet cul-de-sac**
- **Bi-fold doors**

This elegant family home nestled in a quiet cul-de-sac offers 94 square meters of tastefully designed living space, blending functionality with chic aesthetic. The ground floor invites you into a spacious, open-plan extended kitchen combined with a living and dining area and bi-fold doors across the rear. The kitchen also benefits from integrated appliances and its own 'island' with bar stools to oversee the chef or socialise with the hosts! The living room is enhanced with a beautifully crafted fireplace that adds a touch of warmth and sophistication. On the upper floor, there are three well proportioned bedrooms delivering comfort and style, plus a modern bathroom equipped with modern suite and P-shaped bath offering a tranquil space for relaxation. The property is conveniently located in the vicinity of reputed primary schools such as Warmsworth Primary School, providing an excellent choice for families. For recreation, the picturesque Sprotbrough Flash park is within walking distance. This property delivers the perfect synergy of lifestyle, comfort, and convenience, making it an ideal home for a modern family or couples.



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	78
(55-68) D	60
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC