



31 Dominion Road, DN5 9PU
£199,950 Offers In Region Of
Tenure Leasehold

- Contemporary throughout
- Downstairs WC
- Private Parking for Two Vehicles
- Remaining New Build Warranty
- Garden Offering Privacy
- Low maintenance garden

Enjoying a prime location in this popular new build estate, this superb family home is exquisitely designed around family living with a generous entrance hall, dwnstairs WC, separate lounge and open plan kitchen diner to the ground floor. There are French doors leading from the dining area out onto the low maintenance garden that is not overlooked and offers an ideal entertaining space as well as being child friendly. The property also benefits from remaining New Build Warranty giving buyers that added peace of mind. Upstairs there are three great sized bedrooms and a family bathroom as well as the stylish en suite to the master bedroom. Additionally the property boasts two off street parking spaces in the driveway and as you would expect, is contemporary throughout meaning that there is certainly no renovation budget required. The locality is ever popular due to its proximity to shops, schools, transport links and the A1 Motorway - perfectly suited to busy lifestyles! Call Welcome Homes to book a viewings



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	96
(81-91) B	84
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC