



19 St Pauls Parade, DN5 8LD

**£225,000 Offers In Region Of
Tenure Freehold**

- **Stunning Kitchen**
- **Open Plan Living**
- **Fully Renovated to a High Specification**
- **Large Driveway for Several Cars**
- **Extended**
- **Walking distance to Cusworth Hall, Museum and Park**
- **Utility Room**
- **Attractive Gardens**

This stunningly renovated bungalow has been utterly transformed into a contemporary and luxurious abode with an open plan layout and private rear garden. Enjoying a prime position within a short walk to Cusworth Hall and Country Park, absolutely no detail has been left unconsidered - demonstrated by the high-end finish including underfloor heating and log burner. As you approach the property you are impressed by the amount of off road parking and the contemporary kerb appeal of the property including anthracite double glazed windows and composite door. Entering the property, the bathroom is ahead with a stylish and bright finish, walk-in shower and striking tiles. Once you round the corner you realise that the property has been intelligently opened out with a fabulous layout and living space including a sensational kitchen, lounge area with inset log burner and chic dining area with sky light overlooking the private rear garden through large patio doors. There is also a generously sized utility room off the kitchen where the laundry facilities are based as well as the combination condensing boiler with Hive app control system. Part of the full renovation on this wonderful property was a full re-wire and down lighters throughout, engineered wood flooring and oak doors. There is truly no renovation required in the spacious bungalow that couldn't be better placed. Call Welcome Homes to book a viewing in order to appreciate this gem of a property.



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	86
(69-80) C	
(55-68) D	65
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC