



15 Ascot Drive , DN5 8QA

£340,000 GuidePrice

Tenure Freehold

- No Chain
- Situated in a quiet cul-de-sac
- Short walk to local amenities & excellent schools
- Sought-after Cusworth location
- Great access to town and motorway
- Walking Distance to Cusworth Hall,

GUIDE PRICE £340,000 – £350,000

A Generous Four-Bedroom Detached Family Home in Sought-After Cusworth

Welcome Homes are delighted to offer for sale this spacious and versatile four-bedroom detached family home, occupying a generous plot within the highly sought-after area of Cusworth, one of Doncaster’s most popular residential locations. Offering approximately 1,216 sq ft (113 sq m) of accommodation arranged over two floors, the property provides considerably more space than first impressions may suggest. A particularly flexible layout includes a ground-floor bedroom with its own en-suite shower room, three further bedrooms, generous reception space and a spacious kitchen diner. Set well back from the road, the property enjoys an attractive frontage with a large block-paved driveway providing ample off-road parking for several vehicles. The generous plot continues to the rear, where beautifully established gardens create a private and peaceful setting.

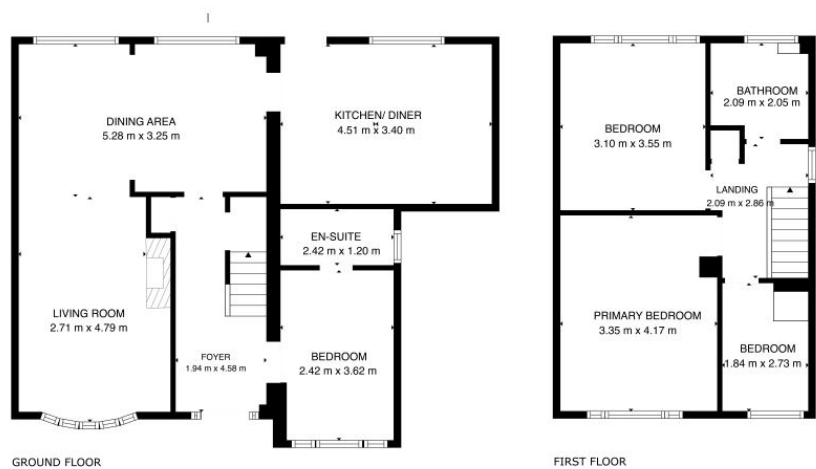
Stepping inside, a welcoming entrance hallway provides access to the principal ground-floor accommodation. The main living room is a fantastic size and filled with natural light from the large front-facing window. A feature fireplace creates an attractive focal point, while the room flows naturally through into the adjoining dining area. The dining area is particularly generous, measuring approximately 5.28m x 3.25m, providing plenty of room for a substantial dining table alongside additional furniture. Large windows overlook the rear garden and bring an abundance of natural light into the room, creating a lovely space for family gatherings and entertaining.

Alongside the main reception space is the kitchen diner, measuring approximately 4.51m x 3.40m. Fitted with a comprehensive range of units and generous work surfaces, the kitchen provides excellent storage and preparation space together with room for everyday dining. A door opens directly onto the rear garden.

One of the most appealing and versatile features of the property is the ground-floor bedroom, complete with its own en-suite shower room. This creates an excellent degree of flexibility and could be ideal for an older relative, teenager or guests, while equally lending itself to use as a home office or additional reception room if preferred.

To the first floor are three further bedrooms and the family bathroom.

The principal bedroom is a generous double room measuring approximately 4.17m x 3.35m and benefits from an excellent



TOTAL: 113 m2
GROUND FLOOR: 72 m2, FIRST FLOOR: 41 m2
EXCLUDED AREAS: WALLS: 10 m2

FLOOR PLANS CREATED BY WELCOME HOMES. MEASUREMENTS TAKEN FROM FLOOR TO FLOOR. NOT FOR CONSTRUCTION.

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		
(69-80) C	69	75
(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	