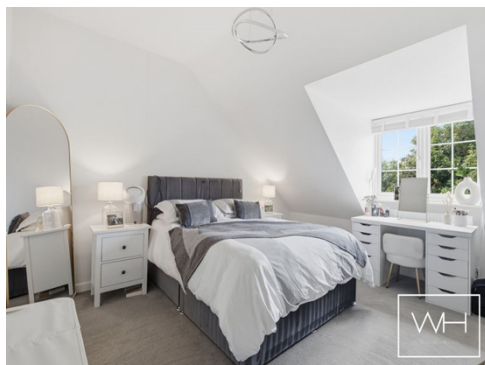




33 Clover Street, DN6 7FQ

**£230,000 Offers In Region Of
Tenure Freehold**

- **THREE STOREY**
- **MASTER BEDROOM WITH ENSUITE**
- **THREE BEDROOM SEMI DETACHED HOME**
- **DRIVEWAY**
- **INTEGRAL APPLIANCES**
- **MOVE IN READY**

A Fantastic Three-Bedroom Home Set Over Three Floors – Spacious, Versatile and Perfect for Modern Family Living

Welcome Homes are delighted to bring to the market this fantastic three-bedroom home, offering an impressive amount of living space arranged across three floors. With a spacious kitchen/diner, separate lounge, versatile snug and a fabulous top-floor principal bedroom with en-suite, this is a home that has so much to offer.

Step inside and you'll immediately appreciate just how well the accommodation has been designed. The layout provides plenty of space for everyday family life while still giving you separate areas to relax, entertain and work from home.

The kitchen/diner is a great size and forms a wonderful social space at the heart of the home. There is plenty of room for a dining table, making it perfect for everything from busy family breakfasts to evening meals and entertaining friends. Whether you're cooking, catching up over a coffee or enjoying dinner together, this is a room that will quickly become part of everyday life.

The separate lounge provides a lovely space to switch off and relax. Generously proportioned, there is plenty of room to create a cosy and inviting living area for evenings in and family movie nights.

A convenient ground-floor WC completes this level.

Moving up to the first floor, you'll find two well-proportioned bedrooms alongside the family bathroom, making this floor ideal for children, guests or anyone needing their own space.

One of the real bonuses of this home is the additional snug. This incredibly useful extra room gives you the flexibility to adapt the house as your needs change. It could make a brilliant home office, playroom, gaming room, dressing room or



TOTAL: 90 m2
GROUND FLOOR: 34 m2, FIRST FLOOR: 34 m2, SECOND FLOOR: 22 m2
EXCLUDED AREAS: LOW CEILING: 4 m2, WALLS: 8 m2
FLOOR PLAN CREATED BY WELCOME HOMES. MEASUREMENTS GIVEN ARE APPROXIMATE AND NOT GUARANTEED.

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		95
(81-91) B	85	
(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	