



PLOT 3 CUSWORTH CROFT , DN5 8LB

**£450,000 Fixed Price
Tenure Freehold**

- **NEW BUILD**
- **4 BEDROOM
DETACHED FAMILY
HOME**
- **PRIME LOCATION
WITH EXCELLENT
AMENITIES**
- **CLOSE TO CUSWORTH
HALL AND COUNTRY
PARK**

PLOT 3 | CUSWORTH CROFT

SHOW HOME NOW OPEN – VIEWINGS STRICTLY BY APPOINTMENT ONLY!

STUNNING FOUR-BEDROOM DETACHED FAMILY HOME | EXCLUSIVE DEVELOPMENT OF JUST 18 LUXURY HOMES | SPACIOUS OPEN-PLAN KITCHEN/DINING | PRINCIPAL BEDROOM WITH DRESSING ROOM | DETACHED GARAGE | LANDSCAPED GARDENS | SOLAR PANELS | AIR SOURCE HEAT PUMP | A-RATED EPC

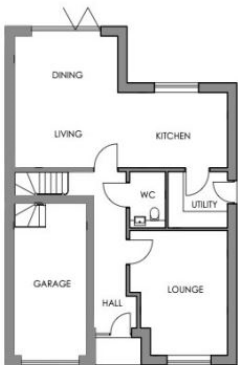
Welcome Homes Property Solutions is delighted to introduce The Conisbrough at Plot 3, an exceptional four-bedroom detached family home forming part of Cusworth Croft, an exclusive development of just 18 luxurious detached homes, perfectly positioned within the highly sought-after village of Cusworth, Doncaster.

Beautifully designed and expertly crafted by respected local developer Gr33n Homes, this impressive new-build property offers the perfect combination of contemporary style, spacious family accommodation and innovative energy-efficient technology.

From its attractive exterior and beautifully considered layout to its high-quality specification and generous outdoor space, The Conisbrough has been designed to deliver modern family living at its finest.

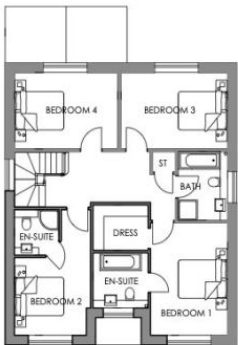
STUNNING OPEN-PLAN LIVING – DESIGNED FOR MODERN FAMILY LIFE

At the heart of this beautiful home is an impressive open-plan kitchen and dining area, offering a wonderfully spacious and sociable setting for everyday living and entertaining.



GROUND FLOOR

Dining/Living	4240 x 5170mm
Kitchen	4500 x 2960mm
Lounge	4010 x 4900mm max
Utility	2450 x 2210mm



FIRST FLOOR

Bedroom 1	3170 x 4420mm
Bedroom 2	3120 x 4840mm max
Bedroom 3	4370 x 3010mm
Bedroom 4	4240 x 3010mm max
Bathroom	2030 x 2700mm
En-Suite	1790 x 1830mm
Dressing Room	2260 x 1790mm

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		
(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	