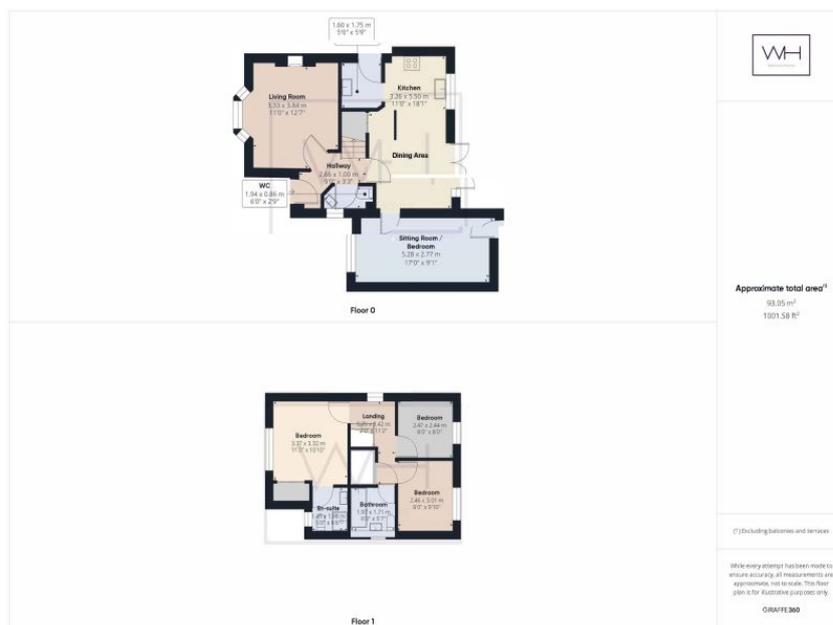




15 Fernlea Close, DN5 8HE
£285,000 Offers In Region Of
Tenure Freehold

- **Detached**
- **Utility Room**
- **Cusworth Hall and Country Park on your doorstep**
- **En Suite**
- **Situated in a quiet cul-de-sac**
- **Solar Panels**
- **Private Rear Garden**
- **Downstairs WC**

This picturesque property is perfectly nestled in the local community with a total area of 93 square meters, offering a generous living space for the modern homeowner. Enjoying a corner plot in a quiet cul-de-sac location the property has an enviable lay-out offering a cozy living room featuring a bay window and an elegant fireplace that sets the tone for intimate gatherings, while the fully-equipped kitchen with breakfast bar, a practical utility room, and sitting room/4th bedroom add to its functionality. A conveniently located WC completes the ground floor arrangements. There are French doors leading from the open plan kitchen diner out into the private and manicured garden. As you ascend to the second floor, you will find a commodious master bedroom with its own en suite with a feature window and a further two great sized bedrooms. Among these, one is crafted into a well organised office, perfect for your work-from-home needs. The half-tiled family bathroom is fitted with bath and shower. The house is perfectly situated only a stones throw from Cusworth Hall and Country Park at the end of the street that offers a serene escape for recreation and relaxation. There are also other handy amenities in the vicinity including shops and excellent schools. Overall this property serves as a comfortable and luxurious hideaway while keeping you right at the heart of conveniences.



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	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Current: 78	Potential: 82
England & Wales	EU Directive 2002/91/EC