



62 Tenter Balk Lane, DN6 7EF

£265,000 Offers In Region Of
Tenure Freehold

- Purpose built salon in rear garden!
- Plenty of off street parking
- Garage
- Magnificent, Private Enclosed Garden
- Large Plot
- Utility Room
- Conservatory
- Contemporary

This large three bedroom semi-detached property has been renovated throughout to create a superb family home with the huge added bonus of its own purpose built Salon in the garden that could easily be utilised as a summer house or anything that a buyer desires. The property boasts a large block paved driveway for several cars and as you enter the property the ground floor invites you through a generous entrance hall to the cosy lounge, a beautiful open plan dining kitchen and a relaxing conservatory. The conservatory has had a full ceiling fitted making it a much more versatile room. From the conservatory there is also a downstairs WC and utility room. Ascending to the first floor there are three spacious bedrooms and a contemporary family bathroom with P-Shaped bath and vanity sink unit.

The exterior of the property is really where the wow factor starts with the significantly sized private garden and salon to the rear with a nail studio as well as a private treatment room. The salon is serviced by a secure intercom system hard wired to the salon to allow access to visitors and there is also a CCTV system and alarm. The well maintained and landscaped garden has several seating areas and large lawn perfect for entertaining and families.

The locality is extremely convenient and coveted for its proximity to schools and amenities and for its travel and transport links and traditionally built large family homes on an alluring street. Internal viewing is highly recommended for this unique opportunity. Call Welcome Homes to book a viewing



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	81
(69-80) C	
(55-68) D	62
(39-54) E	
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