



77 Cusworth Lane, DN5 8JJ
£295,000 Offers In Region Of
Tenure Freehold

- Large plot with land
- Extended
- Rare Opportunity
- Fully Renovated to a High Specification
- Desirable Location
- Walking distance to Cusworth Hall, Museum and Park
- Roll Top Free Standing Bath

With a double storey extension this remarkable property sits on a quarter of an acre plot! The property itself is a generous three bedroom semi-detached property on a popular roadway in Cusworth that has been cleverly extended to create a perfect family home. The rear garden is expansive and significant stretching as far as the eye can see and opening up endless opportunities to the buyers, making this one of our most exciting listings! Beautifully presented throughout, as you enter the house through the front door you are greeted by a generous entrance hall with solid oak staircase and bannister and oak flooring throughout. There is a wonderful lounge to the front of the property with bay window and gas feature fireplace. The dining room is separated by double doors so it could be opened out to the lounge when entertaining guests. The extension has allowed for a third reception room overlooking the stunning garden and patio to the rear of the property. The bespoke kitchen is beautifully designed and flows into the third reception room effortlessly. Upstairs there are three very generous bedrooms with the master having its own dressing/study area and there is also a luxurious bathroom with roll top bath, twin vanity sinks and a huge double shower enclosure.

Externally the property boasts a pristine block paved driveway large enough for several vehicles in its expansive front garden that is well set back from the road. The rear garden is where the genuine uniqueness of this property lies, with its absolutely sprawling land that just keeps going! There is also a large detached garage with roller door to the rear. Within a very short walk to Cusworth Hall and Country Park as well as a host of other local amenities the property couldn't be better placed. We are expecting this one to be popular so book a viewing while you have the chance!



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	80
(55-68) D	62
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC