



**8 Court Close, DN5 8PN**  
**£235,000 Offers In Region Of**  
**Tenure Freehold**

- Open Plan Living
- Rare Opportunity
- GARAGE
- LARGE PLOT AND GARDENS
- Contemporary Throughout
- Extended
- OFF ROAD PARKING
- Summer House
- Situated in a quiet cul-

A family home with an absolute wow factor, this extended property is nestled into the corner of a quiet cul-de-sac and enjoys a huge corner plot with expansive garden. Much improved by the current vendors, the extension has been redesigned to cater to a modern lifestyle with open plan kitchen diner and a second reception room ideal for children. Contemporary throughout the property is move-in ready and also has that all important downstairs WC. The lounge to the front of the property is tastefully decorated in neutral tones with a wonderful feature fireplace. There are double doors leading from the lounge to the open plan dining kitchen that also has French doors out onto the patio. The generous entrance hall has stairs ascending to the first floor with three great sized bedrooms and a beautifully modern family bathroom. Both double bedrooms have built in wardrobes and the bathroom has been replaced in recent years to create a stylish and inviting space.

The outdoor space really sets this property apart from others in the area with its huge private garden, large lawn, patio and out building for storage. The possibilities really are endless and would be a gardening enthusiasts dream! The locality continues to prove popular due to its proximity to excellent schools and a host of amenities as well as its short drive to the A1 Motorway. Don't miss this unique opportunity, call Welcome Homes to arrange a viewing.



Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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	