





POSITIONED AT THE END OF A QUIET CUL DE SAC AND OCCUPYING A LARGE GARDEN PLOT, WITH FOUR BEDROOMS THIS IS A FANTASTIC BUY FOR A FAMILY. This delightful detached house on Birchdale Close in Edenthorpe offers purchasers a great find, with spacious accommodation throughout and within easy reach of the local school it is sure to be popular with families. The property itself is pleasantly presented and briefly comprises of entrance hallway, WC, lounge, separate dining room, kitchen/breakfast area, stairs to the first floor landing, four lovely bedrooms, shower room, front garden, driveway, attached garage, rear garden with shed and summer house. **EARLY VIEWINGS ARE A MUST.**

ENTRANCE HALL

6' 2" x 16' 1" (1.90m x 4.92m) This beautiful family home is accessed via the front facing double glazed frosted door to the entrance hallway, stairs lead to the first floor, front facing double glazed window, radiator, door to the WC, coving to the ceiling and a Hive heating control.

LOUNGE

11' 11" x 22' 2" (3.65m x 6.77m) Spacious bright reception room with rear facing double glazed French doors opening out to the garden, front facing double glazed bow window, two radiators, coving to the ceiling, two rear facing double glazed windows and a coal effect feature gas fire with decorative surround.

DINING ROOM

10' 4" x 11' 5" (3.16m x 3.49m) Lovely separate reception room which lends itself to being utilised as a dining room with door to the kitchen, front facing double glazed window, radiator, coving and further door to the hallway.

KITCHEN/BREAKFAST ROOM

13' 7" x 10' 3" (4.15m x 3.14m) Fabulous kitchen/breakfast room with a range of fitted cabinetry at both eye and base level, work surfaces incorporating a single and half bowl sink with drainer unit, breakfast bar, integrated fridge/freezer, four ring gas hob with extractor fan above, single electric oven, space for a microwave, integrated dishwasher, integrated washing machine, tiled walls, coving, spotlights, radiator, rear facing double glazed window and rear facing double glazed frosted door.

WC

2' 11" x 5' 0" (0.90m x 1.54m) Benefitting from a low flush WC, wash hand basin, tiled splash back, tiled flooring, dado rail, half tiled walls and rear facing double glazed frosted window.

STAIRS

Leading from the entrance hallway to the first floor landing.



LANDING

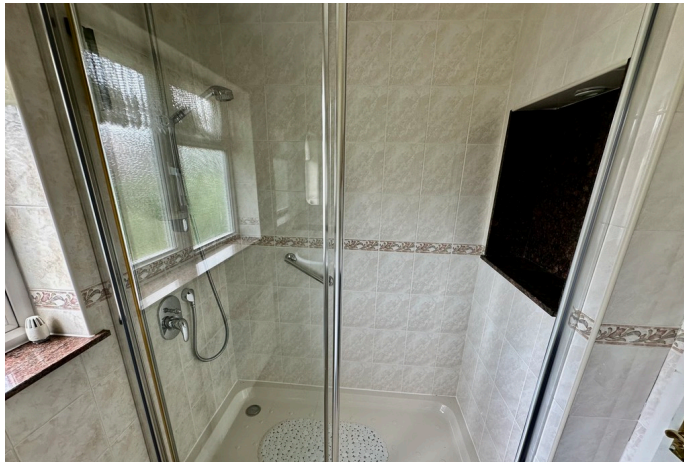
16' 4" x 6' 1" (5.00m x 1.87m) Providing access to all bedrooms, front facing double glazed window and coving to the ceiling.

BEDROOM

12' 0" x 9' 2" (3.68m x 2.80m) Spacious bedroom at the rear of the house with rear facing double glazed window, radiator and coving.







BEDROOM

9' 1" x 10' 6" (2.78m x 3.22m) Also at the rear of the property this bedroom benefits from rear facing double glazed window, fitted wardrobes, storage cupboard, radiator and loft access point.

BEDROOM

12' 0" x 12' 9" (3.68m x 3.89m) Lovely double bedroom with fitted wardrobes/drawers, radiator, front facing double glazed window, radiator and coving to the ceiling.

BEDROOM

11' 5" x 10' 5" (3.48m x 3.18m) Further spacious bedroom with front facing double glazed window, radiator and coving.



SHOWER ROOM

5' 5" x 8' 5" (1.67m x 2.57m) Beautifully presented shower room with rear facing double glazed frosted window, radiator, low flush WC, wash hand basin, shower cubicle, tiled flooring, tiled walls, mirror and spotlights.

FRONT GARDEN/DRIVEWAY

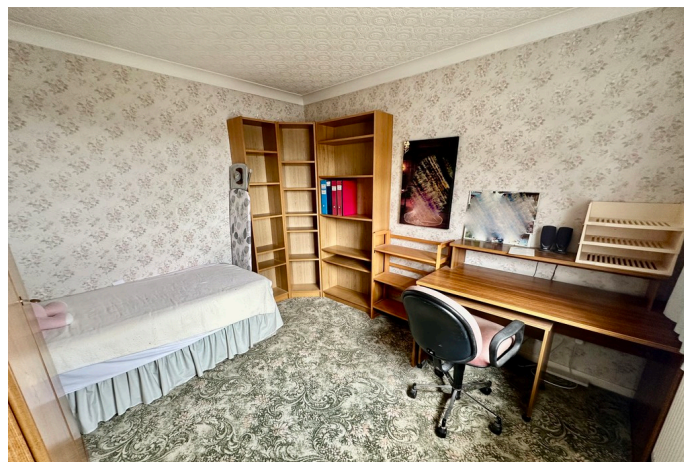
Small lawned garden with hedge border, side access gate to the rear garden, open access to the paved driveway in front of the garage and private off street parking.

ATTACHED GARAGE

Single attached garage with front access door.

REAR GARDEN

Large rear garden that is separated into two parts, majority of the garden is laid to lawn with surrounding shrub/bushes, mature trees, two sheds, summer house, paved patio and the lower garden consists of mature trees and more lawned garden space.



NOTES

FREEHOLD PROPERTY

HEATING SYSTEM: GAS FIRED CENTRAL HEATING

SERVICES: MAINS



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	80 C
55-68	D		
39-54	E		
21-38	F		