

horton knights of doncaster

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Eden Grove Road, Edenthorpe, Doncaster, Yorkshire, DN3 2LL  
Offers Over £185,000 - £200,000

**LOVELY TRADITIONAL STYLED 3 BEDROOM SEMI / POPULAR ROADWAY / HUNGERHILL CATCHMENT AREA / SOUTH FACING REAR GARDEN / OFF ROAD PARKING / NO CHAIN //**

A spacious 3 bedroom semi on this popular roadway within the catchment area for Hungerhill School. Finished with modern fittings, attractive decor, it has a gas radiator central heating system via a combination type boiler, pvc double glazing and briefly comprises; Entrance hall with stairs to the first floor, spacious open plan lounge and dining room, modern fitted kitchen, separate utility room and a ground floor wc. First floor landing, three bedrooms and a modern white bathroom with a shower. Outside there are front and SW facing rear gardens with a block paved off-road parking space. An attractive family home in a well regarded location with good access to a variety of shops including supermarkets and Doncaster Centre. Early internal viewing is highly recommended.

**ACCOMMODATION**

A contemporary style composite entrance door with matching side screen leads into the property's entrance hall.

**ENTRANCE HALL**

This has a staircase leading to the first floor accommodation, a central heating radiator, a central ceiling pendant light, a smoke alarm and door into a large open plan lounge & dining room.

**OPEN PLAN LOUNGE & DINING ROOM**

**26'6" into bay x 12'0" max (8.08m into bay x 3.66m max )**

This is probably better demonstrated by the floorplan and photographs. There is a deep bay window to the front, a central heating radiator and a central ceiling light.

Whilst in the dining area there is a further central heating radiator, pvc double glazed sliding patio doors which lead out onto the rear garden and a central ceiling pendant light.

**FITTED KITCHEN**

**11'9" max x 7'6" (3.58m max x 2.29m)**

The kitchen is fitted with a range of high and low level units finished with a white high gloss cabinet door and a contrasting work surface with a tiled splashback. There is a deep recess suitable for a range style cooker which is included in the sale price with matching extractor hood and splashbacks. There is a single drainer stainless steel sink unit, a pvc double glazed window, tiled flooring, a deep built in understairs storage cupboard, a central ceiling pendant light, integrated dishwasher and an integrated fridge.

**UTILITY ROOM**

A glazed door from here leads into the utility, where there is a range of matching units, plumbing for an automatic washing machine, a pvc double glazed window, a central heating radiator, a contemporary style composite double glazed door, tiled floor covering and door to a ground floor w/c.

**GROUND FLOOR WC**

This has a low flush w/c, a pvc double glazed window and a central ceiling light.

**FIRST FLOOR LANDING**

There is a double glazed window to the side, an access point into the loft space and doors to the bedrooms and bathroom.

**BEDROOM 1**

**14'2" into bay x 12'0" (4.32m into bay x 3.66m)**

A large double bedroom, it has a pvc double glazed window to the front, a central heating radiator, a central ceiling pendant light and feature panelled effect wallpaper.

**BEDROOM 2**

**11'10" x 11'0" max (3.61m x 3.35m max )**

Has fitted wardrobes set to the recess, a tall cupboard which houses a gas fired combination type boiler which supplies the domestic hot water and central heating systems, a pvc double glazed window, a central heating radiator and a central ceiling pendant light.

**BEDROOM 3**

**7'8" x 6'6" (2.34m x 1.98m)**

Has a pvc double glazed window to the front, a central heating radiator and a central ceiling pendant light.

**MODERN WHITE BATHROOM**

All smartly fitted with a white suite that comprises of a panelled bath with independent electric shower over, a wash hand basin and low flush w/c inset to bathroom furniture. There is a central heating radiator, laminate flooring, waterproof style ceiling with extractor fan and a pvc double glazed window.

**OUTSIDE**

To the front of the property there is a garden area which is mainly lawned, a block paved drive provides car standing and gives access to a gated side which continues down into the rear garden.

**REAR GARDEN**

The rear garden enjoys a lovely south-westerly aspect, it is mainly lawned with two paved patio and sitting areas. There is concrete posts and timber fencing to the perimeters.

**AGENTS NOTES:**

TENURE - FREEHOLD

DOUBLE GLAZING - PVC double glazing. Age various.

HEATING - Gas radiator central heating system. Age of boiler ????

COUNCIL TAX - This property is Band B.

BROADBAND - Ultrafast broadband is available with download speeds of up to 1139 mbps and upload speeds of up to 1000 mbps.

MOBILE COVERAGE - Coverage is available with EE, O2 and Vodafone.

VIEWING - By prior telephone appointment with horton knights estate agents.

MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable,

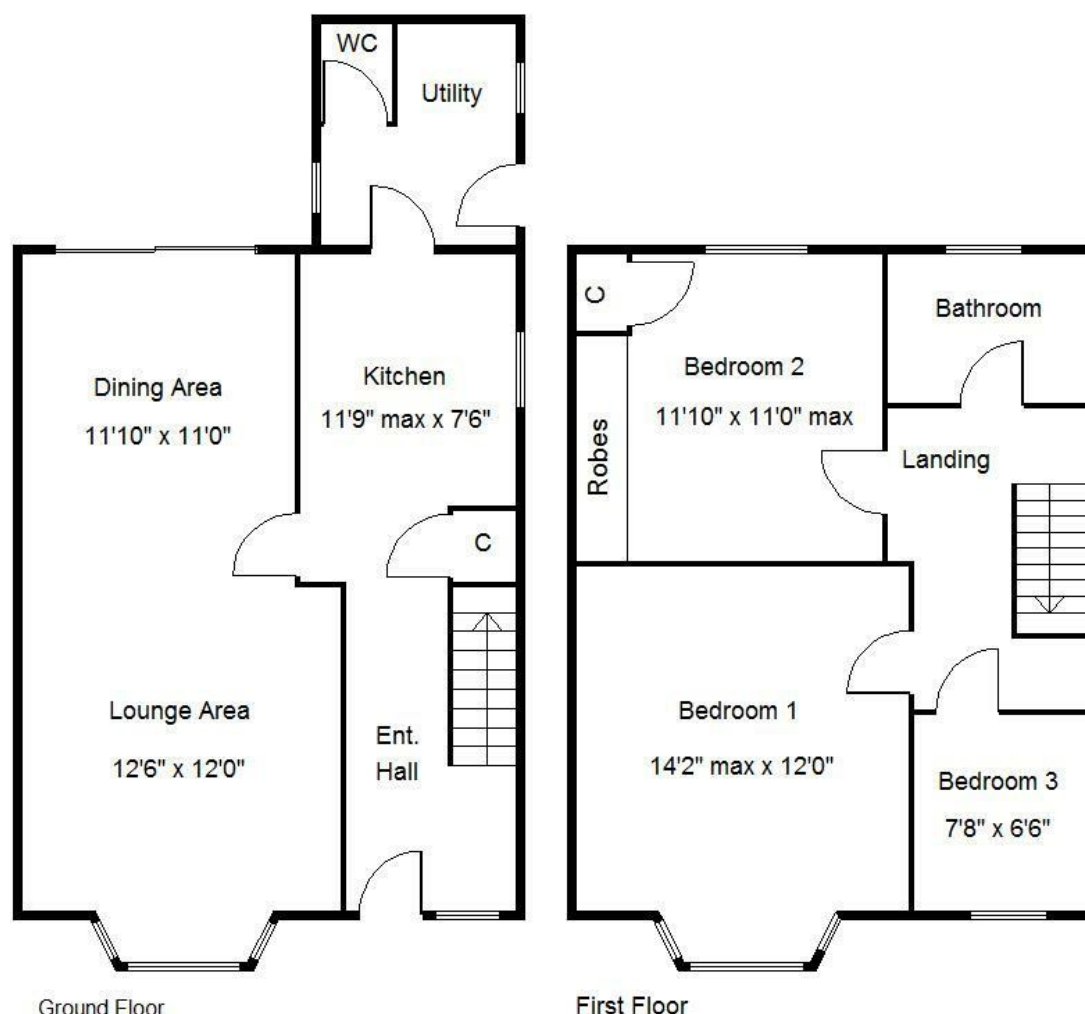
however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability of any part, including fixtures and fittings of this property, prospective buyers are kindly asked to take specific advice from their professional advisors.

OPENING HOURS - Monday - Friday 9:00 - 5:30  
Saturday 9:00 - 3:00 Sunday www.hortonknights.co.uk

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	81
(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	