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Far Field Close, Edenthorpe, Doncaster, South Yorkshire, DN3 2RA  
Guide Price £190,000 - £200,000



Located on this popular development, a modern three bedroom semi detached house with a large rear conservatory, and hard landscaped courtyard style garden with composite decking. Gas central heating, double glazing, and briefly comprises: Entrance hall, ground floor wc, spacious square lounge, modern dining kitchen and a large conservatory opening into the rear garden. First floor landing, three bedrooms and a modern family bathroom. Attractive gardens, long driveway and a detached brick garage. Located close to shops, supermarkets, popular schools plus easy access to the motorway networks. PRICED TO SELL. EARLY VIEWING RECOMMENDED.

**ACCOMMODATION**

A composite style door leads into the property's entrance hall.

**ENTRANCE HALL**

This has a central heating radiator, coat rail, coving, inset spotlighting, a built in understairs storage cupboard, from here, there is a door leading to the lounge as well as a separate door leading to the downstairs W/C.

**GROUND FLOOR W/C**

This is fitted with a two piece white suite comprising of a low flush WC, wash-hand basin, central heating radiator, vinyl flooring and wall mounted gas fired boiler which supplies the domestic water and central heating system, PVC double glazed window and central ceiling light.

**LOUNGE**

**14'6" x 11'9" (4.42m x 3.58m)**

This is a good sized square shaped room, which has an open staircase to the first-floor accommodation, two PVC double glazed windows to the front and side elevations, double panelled central heating radiator, vinyl flooring, coving and ceiling light. A doorway leads into the open plan dining kitchen, which can also be accessed from the entrance hall.

**DINING/ KITCHEN**

**14'6" x 10'6" (4.42m x 3.20m)**

This is fitted with a range of high level units finished with a rolled edge work surface, there is a single drainer composite style sink with filter tap, four ring gas hob with extractor hood and integrated, plumbing for automatic washing machine, room for tumble drier, central heating radiator, herringbone style wood flooring, two PVC double glazed windows to the rear

and side elevations, within the dining area there is a central heating radiator, two central ceiling lights and a sliding patio door which leads into the conservatory.

**CONSERVATORY**

**11'3" x 9'3" max (3.43m x 2.82m max)**

This has a continuation of the real wood flooring, there is a pitched polycarbonate, wall lights and two PVC double glazed double opening doors which lead into the rear courtyard garden.

**FIRST FLOOR LANDING**

This has a PVC double glazed window to the side, a central heating radiator, ceiling light, smoke alarm and doors to the bedrooms and bathroom.

**BEDROOM 1**

**10'6" x 8'9" max (3.20m x 2.67m max )**

This is a good sized double bedroom which has PVC double glazed window to the rear, central heating radiator, coving, ceiling light and a range of fitted bedroom furniture.

**BEDROOM 2**

**9'6" x 7'10" max (2.90m x 2.39m max)**

A good sized second double bedroom with PVC double glazed window, central heating radiator, fitted wardrobes with floor to ceiling sliding doors and a central ceiling light.

**BEDROOM 3**

**8'8"x 6'6" (2.64mx 1.98m )**

This has a PVC double glazed window to the side, central heating radiator, central ceiling light, wood effect flooring and an access point into the loft space.

**FAMILY BATHROOM**

This is fitted with a three-piece white suite comprising

of a panelled bath with an independent electric shower over, a pedestal wash hand basin and a low flush WC. There is a central heating radiator, vinyl flooring, PVC double glazed window, extractor fan, and a central ceiling light.

**OUTSIDE**

To the front of the property there is an enclosed garden area with shrubs, bushes, decorative stones and a small lawn.

A side driveway provides car standing for several cars and leads to a detached brick garage.

CCTV cameras fitted to the property

**REAR GARDEN**

To the rear of the property there is a courtyard style garden with an attractive composite style decked patio and sitting area, perfect for entertaining.

**AGENTS NOTES:**

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, where stated. Age of units various.

HEATING - Gas radiator central heating. Age of boiler new 2025 (5 year warranty)

COUNCIL TAX - Band B

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

MOBILE COVERAGE - Coverage is available with EE, Three, 02 and Vodafone.

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

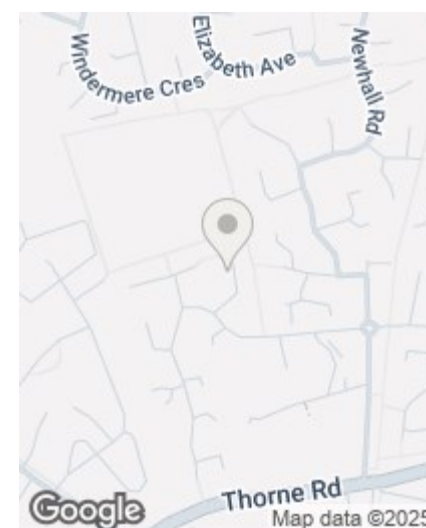
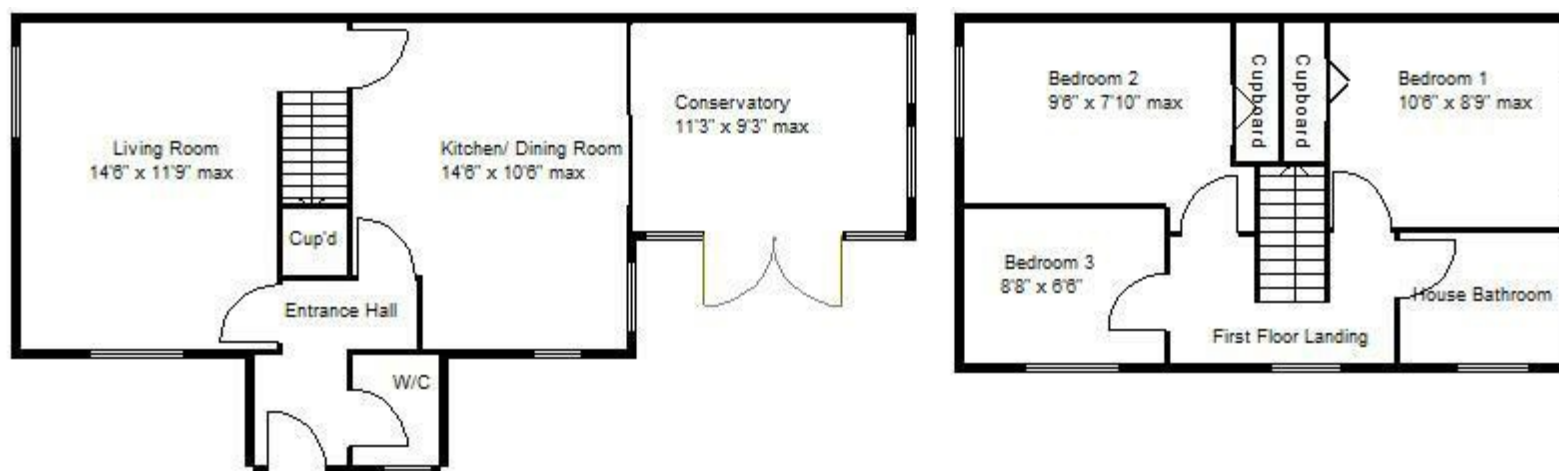
MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

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		86
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	