



The Boulevard, Edenthorpe Doncaster

welcome to

The Boulevard, Edenthorpe Doncaster

Looking for a detached bungalow in a sought after area? Look no further! This two bedroom detached bungalow benefits from a substantial plot with a south facing rear garden and is available with no onward chain. The property has two garages, spacious living accommodation and a breakfast/sun room.



Entrance Hall

Accessed through two upvc wood effect doors. There is coving to the ceiling, a central heating radiator and a built in cupboard which houses the boiler.

Lounge

11' 11" x 19' 7" (3.63m x 5.97m)

A spacious lounge with a feature fireplace with a timber surround which incorporates a tiled insert and hearth with an electric fire. There is coving to the ceiling, a central heating radiator and an open arch into the dining area.

Dining Area

10' 11" x 8' 5" (3.33m x 2.57m)

An extended space from the lounge which has double glazed windows to the side and rear. There is a central heating radiator, coving to the ceiling and a central ceiling rose.

Kitchen

10' 4" max x 10' 10" (3.15m max x 3.30m)

Fitted with a range of wall and base units with coordinating work surfaces housing the stainless steel sink and drainer with mixer tap. There is a gas and electric cooker point and plumbing for a washing machine. There is a central heating radiator, splashback tiling, karndean tile flooring and a built in pantry style cupboard which houses the utilities. There is a rear facing double glazed window and a side door which gives access to the breakfast room, sun room and newly plastered and emulsion walls.

Breakfast/ Sun Room

8' x 7' 6" (2.44m x 2.29m)

A versatile and extended part from the kitchen which can also be used as a utility area. There are front and side facing double glazed windows and a side facing door which provides access to the side of the property. There is karndean tile effect flooring, wood effect panelling to the walls and ceiling.

Bedroom One

12' 9" x 11' 6" (3.89m x 3.51m)

There is a double fronted bay double glazed window, a central heating radiator and coving to the ceiling.

Bedroom Two

13' 2" x 9' 5" (4.01m x 2.87m)

With a double fronted bay double glazed window. There is a central heating radiator and coving to the ceiling.

Shower Room

Fitted with a white suite comprising of a low flush W.C, a wash hand basin on the vanity unit and a shower cubicle with a wall mounted electric shower. There is full tiling to the walls and floors, spotlights to the ceiling, loft access and a central heating radiator. With a side facing obscure double glazed window.

Outside

Outside to the front of the property situated on a desirable plot with a landscaped low maintenance garden. There is a brick built wall to the boundaries with a double iron gate surrounding the driveway which provides off road parking. There are a variety of shrubs and plants to the borders. To the side of the property is a dual aspect garage while to the rear of the property is a privately enclosed South facing mainly laid to lawn garden with beautiful views to the rear and external lighting.

Garage One

23' 1" x 8' 4" (7.04m x 2.54m)

A dual aspect garage with access through an up and over door to the front that provides additional parking to the rear via a rear facing further up and over door that leads to the rear garden and further garage.

Garage Two

15' 11" x 9' 1" (4.85m x 2.77m)

Positioned to the rear of the property with a doubled timber door to the front and a single glazed window to the side.

Additional Information

The property has an extensive loft space which has potential to be converted subject to relevant planning permission.



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The Boulevard, Edenthorpe Doncaster

- TWO BEDROOM DETACHED BUNGALOW IN A SOUGHT AFTER AREA ON A SUBSTANTIAL SOUTH FACING PLOT
- FULLY REWIRED, PLASTERED AND MODERNISED TO A CONTEMPORARY STANDARD
- SITUATED ON A SOUGHT AFTER ROAD CLOSE TO AMENITIES
- BREAKFAST ROOM/SUN ROOM/ LOUNGE AND DINING AREA
- DRIVEWAY WITH TWO GARAGES PROVIDING AMPLE OFF ROAD PARKING

Tenure: Freehold EPC Rating: D

offers in the region of

£240,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR118746 - 0012

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