



Sunnyside, Edenthorpe Doncaster

welcome to

Sunnyside, Edenthorpe Doncaster

Situated in the sought after location of Edenthorpe is this beautifully presented four bedroom detached home which has spacious living accommodation throughout with a driveway providing off road parking and a garage. The property is close to a host of local amenities, transport links and schools.



Entrance Hall

With a front facing composite door, stairs which rise to the first floor landing, an understairs storage cupboard, a central heating radiator and tiled flooring.

Downstairs W.C.

With a front facing obscure double glazed window. Fitted with a low flush WC, a floating sink, a heated towel rail and tiled flooring.

Lounge

21' 1" x 13' (6.43m x 3.96m)

With a front and side facing double glazed windows and a central heating radiator.

Kitchen Diner

25' 5" x 14' 7" (7.75m x 4.45m)

With rear and side facing double glazed windows and rear facing bifolding doors to the rear garden. Fitted with Shaker style wall and base units with coordinating work surfaces housing the 1 1/2 bowl composite sink and drainer with mixer tap. The kitchen has a five ring gas hob with cooker hood above, an electric oven and an integrated microwave, fridge-freezer and dishwasher. There is a central island perfect for dining and entertaining, mirrored splashback, tiled flooring and a central heating radiator.

Utility Room

8' 8" x 5' 9" (2.64m x 1.75m)

With a side facing composite door and a side facing double glazed window. Fitted with a range of wall and base units with coordinating work surfaces housing the sink with mixer tap. There is tiled splashback, a cupboard housing the boiler, an extractor fan and space and plumbing for a washing machine and dryer.

First Floor Landing

With built-in cupboards, a central heating radiator and access to the loft.

Bedroom One

14' 6" into fitted wardrobe x 14' 7" (4.42m into fitted wardrobe x 4.45m)

With a front facing double glazed window, a central heating radiator and fitted wardrobes providing a range of fitted wardrobes providing a range of hanging and storage space.

En-Suite Shower Room

With a front facing obscure double glazed window. Fitted with a low level WC, a wash hand basin and a walk-in shower. There is partial tiling to the walls, tiled flooring and a heated towel rail.

Bedroom Two

14' 7" x 10' 4" (4.45m x 3.15m)

With a rear facing double glazed window and a central heating radiator.

Bedroom Three

13' plus recess x 9' 4" (3.96m plus recess x 2.84m)

With a side facing double glazed window and a central heating radiator.

Bedroom Four

11' x 9' 5" (3.35m x 2.87m)

With a front facing double glazed window and a central heating radiator.

Bathroom

With a side facing obscure double glazed window. Fitted with a low level WC, a floating wash hand basin and a bath with a shower over. There is partial tiling to the walls, a heated towel rail and a heated towel rail.

Outside

To the front of the property there is an enclosed lawned front garden. To the rear of the property there is an enclosed mainly laid to lawn garden with patio, outside tap and gate which gives access to the block paved driveway and garage.

Garage

With an electric door and a courtesy door to the rear garden.



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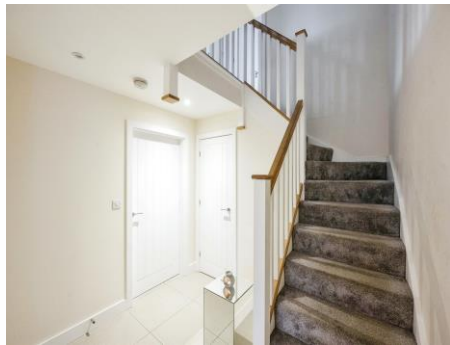
welcome to

Sunnyside, Edenthorpe Doncaster

- FOUR DOUBLE BEDROOM DETACHED HOME
- FANTASTIC KITCHEN DINER WITH BIFOLDING DOORS
- DOWNSTAIRS WC AND UTILITY ROOM
- EN-SUITE TO MASTER BEDROOM
- ENCLOSED FRONT AND REAR GARDENS

Tenure: Freehold EPC Rating: B

£325,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR121739 - 0003

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