



Long Field Drive, Edenthorpe Doncaster



welcome to

Long Field Drive, Edenthorpe Doncaster

GUIDE PRICE £270,000-£280,000. Situated in this popular location of Edenthorpe is this well-presented spacious four bedroom detached property which is ideal for a growing family. The property offers spacious living accommodation throughout and has ample off road parking with a driveway and garage.



Entrance Hall

Accessed through a front facing sealed unit door. There is a central heating radiator and stairs which rise to the first floor landing.

Downstairs W.C

Fitted with a WC and a wash hand basin. There is splash back tiling, a central heating radiator and a rear facing obscure double glazed window.

Lounge

15' 9" into the bay x 11' 9" plus recess (4.80m into the bay x 3.58m plus recess)

With a front facing bay double glazed window, coving to the ceiling and laminate flooring. The focal point of the room is the feature fireplace housing the gas fire.

Dining Room

9' 8" x 8' 8" (2.95m x 2.64m)

With rear facing French doors which gives access to the conservatory. There is a central heating radiator and laminate flooring.

Conservatory

12' 2" x 8' (3.71m x 2.44m)

With rear and side facing double glazed windows and side facing patio doors which gives access to the patio area. There is laminate flooring and a central heating radiator.

Kitchen

11' to the recess x 9' 6" (3.35m to the recess x 2.90m)

Fitted with a range of wall and base units with coordinating work surfaces housing the one and a half bowl sink and drainer with mixer tap. The kitchen has a gas hob with extractor hood above, electric oven and an integrated fridge. There is a useful understairs storage cupboard, splash back tiling and a central heating radiator. With a rear facing double glazed window and a door which gives internal access to the garage.

Utility Room

4' 3" x 5' 8" (1.30m x 1.73m)

With a side facing door which gives access to the rear garden. There is a cupboard housing the gas central heating boiler and fitted work surfaces which houses plumbing for a washing machine and tumble dryer beneath.

First Floor Landing

There is a central heating radiator, an airing cupboard and loft access.

Bedroom One

12' 2" including wardrobes x 12' (3.71m including wardrobes x 3.66m)

A double room with a front facing double glazed window, a central heating radiator and fitted wardrobes ideal for hanging and storage space. There is access through to the en suite shower room.

En Suite Shower Room

Fitted with a WC, a wash hand basin and a shower cubicle with shower. There is partial tiling to the walls, tiling to the floor, a central heating radiator and an extractor fan. With an obscure double glazed window.

Bedroom Two

12' x 8' 1" (3.66m x 2.46m)

A double room with a rear facing double glazed window, a central heating radiator and fitted wardrobes ideal for hanging and storage space.

Bedroom Three

8' 8" x 8' 5" (2.64m x 2.57m)

With a front facing double glazed window, a central heating radiator and fitted wardrobes ideal for hanging and storage space.

Bedroom Four

8' 8" x 7' 7" (2.64m x 2.31m)

There is a rear facing double glazed window and a central heating radiator.

Bathroom

Fitted with a WC, a wash hand basin and a panelled bath with mixer tap. There is partial tiling to the walls, tiling to the floor and a chrome heated towel rail.

Outside

To the front of the property is a pebbled garden with a driveway to provide off road parking and in turn leads to the garage. To the rear of the property is an enclosed lawned garden with a block paved patio area and mature plants, shrubs and trees to the borders.



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Long Field Drive, Edenthorpe Doncaster

- FOUR BEDROOM DETACHED PROPERTY
- POPULAR LOCATION
- SPACIOUS LOUNGE
- DINING ROOM OPEN PLAN TO CONSERVATORY
- UTILITY ROOM AND DOWNSTAIRS W.C

Tenure: Freehold EPC Rating: D

guide price

£270,000-£280,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR122797 - 0004

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