



Long Field Drive, Edenthorpe Doncaster



welcome to

Long Field Drive, Edenthorpe Doncaster

GUIDE PRICE £260,000-£270,000. 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.



view this property online williamhbrown.co.uk/Property/DCR122797



welcome to

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

£260,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/DCR122797](https://www.williamhbrown.co.uk/Property/DCR122797)



Property Ref:
DCR122797 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01302 327121



doncaster@williamhbrown.co.uk



4-5 Kingsway House, Hall Gate, DONCASTER,
South Yorkshire, DN1 3NX



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)