

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**

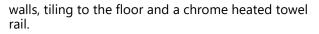
8' 8" x 8' 5" ( 2.64m x 2.57m ) With a front facing double glazed window, a central heating radiator and fitted wardrobes ideal for hanging and storage space.

#### **Bedroom Four**

 $8^{\prime}\,8^{\prime}\,x\,7^{\prime}\,7^{\prime\prime}$  (  $2.64m\,x\,2.31m$  ) 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



#### 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

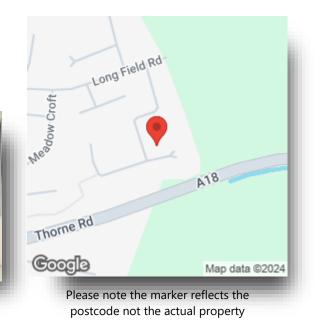
Tenure: Freehold EPC Rating: D

guide price **£260,000** 









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