



**St. Peters Heights, Edlington Doncaster**



**welcome to**

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Situated in this sought after location in Edlington village is this spacious well-presented four double bedroom family home. The property is well-presented throughout and has gardens to the front, side and rear, off road parking and a garage.



### **Entrance Hall**

With a front facing sealed unit door, two central heating radiators and a useful storage cupboard.

### **Downstairs W.C.**

With a front facing obscure double glazed window. Fitted with a WC, a wash hand basin with splashback tiling and a central heating radiator.

### **Study**

6' 7" x 11' 5" ( 2.01m x 3.48m )

A versatile room which could be used as a study or play room with a front facing double glazed window and a central heating radiator.

### **Lounge**

17' 3" x 11' 6" ( 5.26m x 3.51m )

A spacious lounge with a bay with rear facing French doors, rear and side facing double glazed windows. There is coving to the ceiling and a central heating radiator. The focal point of the room is the feature fireplace with pebble effect fire

### **Dining Room**

8' 7" x 10' 4" ( 2.62m x 3.15m )

A great space for entertaining with front and side facing double glazed windows and a central heating radiator.

### **Breakfast Kitchen**

12' 7" x 15' 7" ( 3.84m x 4.75m )

With a rear facing double glazed window and a side facing double glazed bay window. Fitted with a range of wall and base units with coordinating work surfaces housing the 1 1/2 bowl sink and drainer with mixer tap. The kitchen has a four ring gas hob with extractor above, a double oven and grill, an integrated fridge-freezer and an integrated dishwasher. There is complimentary tiling, ceramic tiled flooring and a central heating radiator.

### **Utility Room**

Fitted with base units with work surfaces housing the stainless steel sink and drainer. There is plumbing for a washing machine, a central heating radiator and a rear facing obscure double glazed window.

### **First Floor Landing**

With a useful storage cupboard and a central heating radiator.

### **Bedroom One**

13' x 11' 6" ( 3.96m x 3.51m )

With a rear facing double glazed window, a central heating radiator and wardrobes providing hanging and storage space. A door gives access to the en-suite shower room.

### **En-Suite Shower Room**

With a rear facing obscure double glazed window. Fitted with a WC, a wash hand basin and a shower cubicle with shower. There is partial tiling to the walls.

### **Bedroom Two**

10' x 10' 6" ( 3.05m x 3.20m )

With a rear facing double glazed window, a central heating radiator and wardrobes providing hanging and storage space.

### **Bedroom Three**

9' 8" x 10' 6" ( 2.95m x 3.20m )

With front and side facing double glazed windows, a central heating radiator and wardrobes providing hanging and storage space.

### **Bedroom Four**

11' 6" x 8' 1" ( 3.51m x 2.46m )

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

### **Bathroom**

Fitted with a WC, a wash hand basin, a panelled bath and a shower cubicle with shower. There is partial tiling to the walls and tiled flooring.

### **Outside**

To the front of the property there is a lawned garden which extends to the side. There is a double driveway which provides access to the garage. To the rear of the property there is an enclosed mainly laid to lawn garden with a decked patio area ideal for alfresco dining and entertaining and shrubs, plants and trees to the borders.

### **Garage**

With an up and over door, power and light.



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## St. Peters Heights, Edlington Doncaster

- SPACIOUS LOUNGE
- SEPARATE DINING ROOM
- STUDY
- BREAKFAST KITCHEN
- UTILITY ROOM

Tenure: Freehold EPC Rating: C

**£325,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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