



**Holly Field Crescent, Edenthorpe Doncaster**



**welcome to**

**Holly Field Crescent, Edenthorpe Doncaster**

GUIDE PRICE £280,000-£290,000. This fabulous four bedroom detached family home is situated in this sought after location in Edenthorpe close to local schools and amenities. Ideal for growing and extended families with off road parking and garage.



### **Entrance Hall**

With a front facing sealed unit door, a central heating radiator, vinyl flooring and stairs which rise to the first floor landing.

### **Lounge**

16' 10" x 11' 3" ( 5.13m x 3.43m )

An attractive lounge with a front facing double glazed window, a wall mounted pebble effect electric fire, laminate flooring, two central heating radiators and double doors which give access to the dining kitchen.

### **Dining Kitchen**

18' 4" x 9' 10" ( 5.59m x 3.00m )

With a rear facing double glazed window and rear facing double glazed French doors with double glazed side panels providing an abundance of natural light. Fitted with a range of wall and base units with coordinating work surfaces housing the stainless steel sink and drainer with mixer tap. The kitchen has a gas hob with stainless steel splashback and extractor above, an electric oven, a integrated dishwasher and space for a fridge-freezer. There is a central heating radiator, a useful understairs storage cupboard and space for a dining table and chairs. The dining kitchen is open to the utility room.

### **Utility Room**

6' x 5' ( 1.83m x 1.52m )

Fitted with work surfaces beneath which is plumbing for a washing machine and space for a tumble dryer. There is a central heating radiator and an external door giving access to the rear garden and access to the downstairs WC.

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

Fitted with a WC and a wash hand basin with mixer tap. There is partial tiling to the walls and a central heating radiator.

### **First Floor Landing**

With a useful storage cupboard, a central heating radiator and access to the loft.

### **Master Bedroom**

13' 3" x 11' 2" incl wardrobes ( 4.04m x 3.40m incl wardrobes )

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

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

With a front facing obscure double glazed window. Fitted with a WC, a wash hand basin and a shower cubicle with shower. There is tiling to the walls and floor, a heated towel rail, an extractor fan, shaver point and downlights to the ceiling.

### **Bedroom Two**

11' 5" x 10' ( 3.48m x 3.05m )

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

### **Bedroom Three**

12' 4" x 9' to recess ( 3.76m x 2.74m to recess )

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

### **Bedroom Four**

14' 2" x 8' 9" ( 4.32m x 2.67m )

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

### **Bathroom**

Fitted with a WC, a wash hand basin and a bath with shower over. There is an extractor fan, downlights to the ceiling, tiling to the walls and floor, a central heating radiator and a rear facing obscure double glazed window.

### **Outside**

To the front of the property there is a lawned garden with shrubs and a block paved driveway which provides off road parking an in-turn leads to the integral garage. To the rear of the property there is an enclosed garden which is mainly laid to lawn with a paved patio area and decorative shrubs.

### **Integral Garage**

With an up and over door, power and light.



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## Holly Field Crescent, Edenthorpe Doncaster

- GUIDE PRICE £280,000-£290,000
- FOUR BEDROOM DETACHED HOME
- ATTRACTIVE LOUNGE
- DINING KITCHEN
- UTILITY ROOM AND DOWNSTAIRS WC

Tenure: Freehold EPC Rating: C

guide price

**£280,000-£290,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
DCR122829 - 0003

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