



**Sunningdale Drive, Edlington Doncaster**



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Looking for a detached family home? Look no further! This impressive four bedroom detached family home with en-suite is situated on a cul-de-sac location and benefits from a stunning breakfast kitchen, two further reception rooms and an integral garage.



### **Entrance Hall**

With a front scintillating exterior door, oak herringbone style flooring, a central heating radiator, thermostat and stairs which rise to the first floor landing. There is access to the integral garage and ground floor WC.

### **Ground Floor W.C.**

Fitted with a WC and a wash hand basin with mixer tap. There is partial tiling to the floors, oak flooring, a central heating radiator and a side facing obscure double glazed window.

### **Breakfast Kitchen**

14' 7" x 9' 6" ( 4.45m x 2.90m )

Fitted with a range of high gloss wall and base units with coordinating granite work surfaces housing the sink and drainer with mixer tap. The kitchen has a breakfast bar which incorporates an induction hob with extractor hood above. There are a range of integrated appliances including a microwave, dishwasher, fridge-freezer and washing machine. There is plinth lighting, tiled flooring, a front facing double glazed window and a side facing door providing access to the front and rear garden.

### **Dining Room**

9' 10" x 9' 7" ( 3.00m x 2.92m )

With rear facing double glazed window, coving to the ceiling, a central heating radiator and oak flooring.

### **Lounge**

17' into bay x 12' 11" max ( 5.18m into bay x 3.94m max )

With rear facing French doors which lead out to the rear garden, rear and side facing double glazed windows. There is a central heating radiator and area for an insert electric fire with beam mantle as the focal point of the room.

### **First Floor Landing**

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

### **Bedroom One**

12' 6" max x 11' 3" ( 3.81m max x 3.43m )

With a front facing double glazed window, a central heating radiator and access to the en-suite shower room.

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

Fitted with a low flush WC, a wash hand basin and a double walk-in shower. There is a chrome heated towel rail, shaver point, partial tiling to the walls, an extractor fan and a front facing obscure double glazed window.

### **Bedroom Two**

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

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

### **Bedroom Three**

12' 8" max x 10' 6" max ( 3.86m max x 3.20m max )

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

### **Bedroom Four**

9' 2" x 6' 3" ( 2.79m x 1.91m )

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

### **Bathroom**

Fitted with a low flush WC, a wash hand basin and a panelled bath with a shower over. There is wall to floor tiling, downlights to the ceiling, an extractor fan, a chrome heated towel rail and a side facing obscure double glazed window.

### **Outside**

To the front of the property there is a lawned front garden with mature shrubs and plants to the borders. There is a tarmac driveway providing off road parking which in-turn leads to the integral garage. To the rear of the property there is an enclosed decked and lawned garden with patio area.

### **Integral Garage**

17' 5" x 8' 4" ( 5.31m x 2.54m )

With an electric roller shutter door, a wall mounted boiler and a side door providing access to the entrance hall.



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## Sunningdale Drive, Edlington Doncaster

- FOUR BEDROOM DETACHED FAMILY HOME
- EN-SUITE TO MASTER BEDROOM
- STUNNING BREAKFAST KITCHEN
- LOUNGE AND DINING ROOM
- INTEGRAL GARAGE

Tenure: Freehold EPC Rating: Awaited

**£270,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DCR121544 - 0003

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william h brown



**01302 327121**



[doncaster@williamhbrown.co.uk](mailto:doncaster@williamhbrown.co.uk)



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



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