

Sunningdale Drive, Edlington Doncaster



welcome to

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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" ($3.00m \times 2.92m$) 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 ($3.20m \times 3.05m max$) 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" ($2.79m \times 1.91m$) 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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- 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





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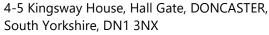
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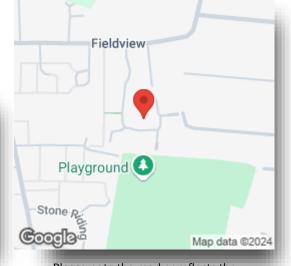


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