

Roberts Road, Edlington Doncaster

welcome to

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This immaculately presented three bedroom semi-detached home is situated in this popular location close to local amenities and transport links. The property has front and rear gardens and off road parking to the side.













Entrance Hall

With a front facing sealed unit door, underfloor heating and a central heating radiator.

Downstairs W.C.

Fitted with a low flush WC and a wash hand basin fitted into a vanity unit. There is tiled flooring with underfloor heating, a central heating radiator and a side facing obscure double glazed window.

Lobby

With a useful storage cupboard and tiled flooring.

Lounge

13' 1" x 15' 11" (3.99m x 4.85m)

With rear facing double glazed French doors giving access to the rear garden, coving to the ceiling, a central heating radiator and tiled flooring with underfloor heating.

Dining Kitchen

13' 9" max x 12' 5" (4.19m max x 3.78m)

With a front facing double glazed window. Fitted with wall and base units with coordinating work surfaces housing the sink and drainer. The kitchen has a Neff induction hob with extractor above, a Neff electric oven, space for a washing machine and an integrated fridge-freezer and dishwasher. There is tiled flooring with underfloor heating, a central heating radiator, downlights to the ceiling and a cupboard housing the gas central heating boiler.

First Floor Landing

With access to the loft and a useful storage cupboard.

Bedroom One

15' 9" incl wardrobes x 10' 6" (4.80m incl wardrobes x 3.20m)

With two front facing double glazed windows, a central heating radiator and fitted wardrobes.

Bedroom Two

13' 1" x 8' 11" (3.99m x 2.72m)

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

Bedroom Three

9' 9" x 7' 4" (2.97m x 2.24m) With a front facing double glazed window and a central heating radiator.

Bathroom

With a side facing obscure double glazed window. Fitted with a low flush WC, a wash hand basin and a panelled bath with mixer tap, shower attachment and shower screen. There is a heated towel rail, tiled flooring, extractor fan and downlights to the ceiling.

Outside

To the front of the property there is a lawned garden with a driveway providing off road parking to the side with EV charging point. To the rear of the property there is a good sized enclosed lawned garden with paved patio area, a further paved patio and garden shed.





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- BEAUTIFULLY PRESENTED LOUNGE WITH FRENCH DOORS TO REAR GARDEN
- DOWNSTAIRS WC
- DINING KITCHEN WITH INTEGRATED APPLIANCES
- UNDERFLOOR HEATING TO GROUND FLOOR
- THREE BEDROOMS (TWO WITH FITTED WARDROBES)

Tenure: Freehold EPC Rating: B

Council Tax Band: B

£165,000







Map data @2025

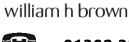
Please note the marker reflects the postcode not the actual property

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