



Violet Avenue, Edlington Doncaster

welcome to

Violet Avenue, Edlington Doncaster

This three bedroom semi-detached family home is situated on this impressive corner plot close to a range of local amenities and transport links. Ideal for first time buyers or investors offering a spacious feel throughout with a rear aspect kitchen diner, utility room and driveway.



Entrance

With a front facing exterior door, stairs which rise to the first floor landing and access through to the kitchen diner and lounge.

Lounge

12' 11" Max x 12' 7" (3.94m Max x 3.84m)

With a front facing double glazed window, a central heating radiator, coving to the ceiling and a TV media feature wall.

Kitchen Diner

10' 5" x 19' 1" (3.17m x 5.82m)

Fitted with a range of wall and base units with coordinating work surfaces which incorporates the sink and drainer with mixer tap. The kitchen has a five ring gas hob, a built-in electric oven and grill with cooker hood above and space for a fridge and freezer. There is tiled flooring, space for a dining table and chairs, a central heating radiator, pantry, rear and side facing double glazed windows.

Utility Room

8' x 8' 7" (2.44m x 2.62m)

With plumbing for a washing machine, a wall mounted boiler, space for a dryer and space for a freezer or fridge. There is a rear facing double glazed window and side facing door providing access to the rear patio and side garden.

First Floor Landing

With a side facing double glazed window, a central heating radiator, a useful airing cupboard with shelving and a loft hatch.

Bedroom One

12' 6" x 11' 6" Max (3.81m x 3.51m Max)

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

Bedroom Two

11' 6" Max x 9' 11" (3.51m Max x 3.02m)

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

Bedroom Three

8' 8" x 8' 9" Max (2.64m x 2.67m Max)

With a front facing double glazed window, a central heating radiator and built in storage.

Family Bathroom

With rear and side facing double glazed windows.

Fitted with a low flush WC, a hand wash basin, a panelled bath with shower over. There is partial tiling and a central heating radiator.

Outside

To the front of the property situated on an impressive corner plot there is a spacious driveway providing off road parking and lawned area whilst to the rear garden there are steps down to a paved patio perfect for outdoor entertaining and hosting.

Additional Information

The vendors have made us aware the property has leasehold solar panels - contact the branch for further details.



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Violet Avenue, Edlington Doncaster

- THREE BEDROOM SEMI-DETACHED FAMILY HOME
- IMPRESSIVE CORNER PLOT POSITION WITH FRONT, SIDE AND REAR GARDENS
- SPACIOUS KITCHEN DINER
- UTILITY ROOM
- FRONT ASPECT LOUNGE

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A

£140,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR124981 - 0002

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