



Eden Grove Road, Edenthorpe Doncaster

welcome to

Eden Grove Road, Edenthorpe Doncaster

Situated in this sought after location in Edenthorpe is this spacious three bedroom semi-detached home benefiting from a contemporary kitchen diner, a utility room, ground floor WC, off road parking and a good sized rear garden.



Entrance Hall

With a front facing wooden door and access to the lounge and kitchen diner.

Lounge

13' 7" into bay x 12' 1" max (4.14m into bay x 3.68m max)
With a front facing double glazed bay window and a central heating radiator.

Kitchen Diner

18' 11" x 11' 11" max (5.77m x 3.63m max)
Fitted with a contemporary range of wall and base units with coordinating work surfaces housing the sink and drainer with mixer tap. The kitchen has a focal island with induction hob, an electric oven, plumbing for a washing machine and an integrated dishwasher, wine cooler and fridge-freezer. There is a side facing double glazed window, coving and downlights to the ceiling, a central heating radiator and sliding wooden patio doors leading out to the rear garden

Utility Room

10' 10" x 9' 3" max (3.30m x 2.82m max)
With a central heating radiator, space for white goods, a rear facing double glazed window and a side facing upvc exterior door.

Ground Floor W.C.

Fitted with a low flush WC and a wash hand basin.

First Floor Landing

With a side facing obscure double glazed window and a loft hatch which is boarded.

Bedroom One

14' 2" into bay x 12' 2" max (4.32m into bay x 3.71m max)
With a front facing double glazed bay window and a central heating radiator.

Bedroom Two

12' max x 11' into bay (3.66m max x 3.35m into bay)
With a rear facing double glazed window, a central heating radiator and built-in wardrobes.

Bedroom Three

7' 9" x 6' 6" max (2.36m x 1.98m max)
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 walk-in shower. There is a rear facing obscure double glazed window and a heated towel rail.

Outside

To the front of the property there is a lawned garden with a driveway providing off road parking. To the rear of the property there is a good sized enclosed lawned garden with patio area.



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welcome to

Eden Grove Road, Edenthorpe Doncaster

- THREE BEDROOM SEMI-DETACHED HOME
- OFF ROAD PARKING
- OPEN PLAN KITCHEN DINER
- UTILITY AND GROUND FLOOR WC
- SPACIOUS LOUNGE

Tenure: Freehold EPC Rating: C
Council Tax Band: B

£210,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DCR125433 - 0003

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