

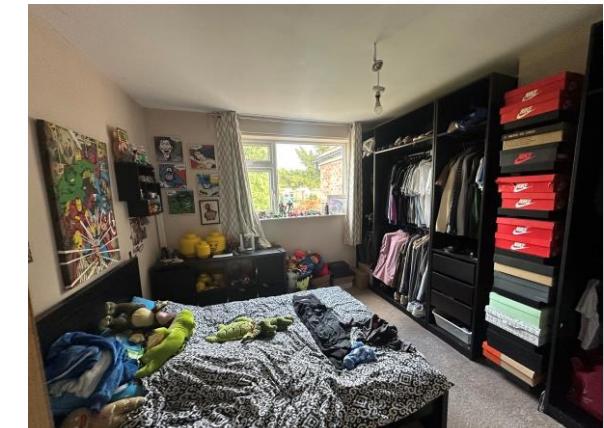


**Eden Grove Road, Edenthorpe Doncaster**

**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**



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Property Ref:  
DCR125433 - 0003

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