



St. Edwin Reach, Dunscroft Doncaster DN7 4FD

welcome to

St. Edwin Reach, Dunscroft Doncaster

If you want a spacious, comfy and well presented family home look no further! St. Edwin Reach is a wonderful four bed detached property with in easy reach of local amenities and schools- boasting modern interiors, off road parking, a garage and ample living space for family time!



Entrance Hall

Featuring laminate floor covering, a central heating radiator and a storage space.

Cloakroom

Including a side facing double glazed window, a wash hand basin, a central heating radiator and a WC.

Lounge

10' 9" into bay window x 11' (3.28m into bay window x 3.35m)

Comprising of a gas fire with hearth surround, carpet floor covering, rear facing patio doors and a central heating radiator.

Dining Room

8' 7" x 10' 4" (2.62m x 3.15m)

Including a side and front facing double glazed windows, carpet floor covering and a central heating radiator.

Study

6' 7" x 11' 6" (2.01m x 3.51m)

Including a front facing double glazed window, carpet floor covering and a central heating radiator.

Kitchen

12' 1" x 13' 3" plus bay (3.68m x 4.04m plus bay)

The fitted kitchen, which includes both wall and base units, features an oven and hob, a sink and drainer unit, laminate floor covering, a tiled splash back, a rear facing double glazed window, a side facing double glazed bay window and a central heating radiator.

Utility Room

5' 6" x 5' 1" (1.68m x 1.55m)

Including a tiled splash back, a sink and drainer unit, wall and base units, a rear facing door and a central heating radiator.

Landing

Including a central heating radiator, carpet floor covering, loft access and an airing cupboard.

Bedroom One

11' 1" to wardrobe fronts x 11' 6" (3.38m to wardrobe fronts x 3.51m)

Featuring a rear facing double glazed window, carpet floor covering, a central heating radiator and fitted wardrobes.

En Suite To Bedroom One

Including a WC, wash hand basin, both side and rear facing double glazed windows, a shower and a central heating radiator.

Bedroom Two

9' 6" to wardrobe fronts x 10' 6" (2.90m to wardrobe fronts x 3.20m)

Comprising of both side and front facing double glazed windows, carpet floor covering, a central heating radiator and fitted wardrobes.

Bedroom Three

8' 1" x 12' 1" (2.46m x 3.68m)

Comprising of a front facing double glazed window, a central heating radiator and carpet floor covering.

Bedroom Four

9' 9" x 10' (2.97m x 3.05m)

Featuring a side facing double glazed window, carpet floor covering, a central heating radiator and a fitted wardrobe,

Bathroom

Comprising of a separate shower, WC, wash hand basin, a heated towel rail, vinyl floor covering, a bath and a front facing double glazed window.

Rear Garden

With gated access, a paved area, a lawn space and an outdoor tap.

Garage

Including an electric supply and an up and over door.



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St. Edwin Reach, Dunscroft Doncaster

- £260,000
- Four Bedroom Detached Property
- Popular Location
- Modern, Well Presented Interiors
- Ideal Family Home

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

£260,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HTF106154 - 0004

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