9 Larkspur Close

Edenthorpe, Doncaster, DN3 2LG

Asking Price £335,000

Situated within generous lawned grounds, on this ever popular modern development, a very well presented 4 bedroom detached property, offering particularly well proportioned family accommodation. Briefly comprises; hallway, cloaks / WC, bright and spacious lounge with through dining area. Re fitted, contemporary styled breakfast kitchen with a range of integrated appliances, access to utility room. 1st floor; master bedroom. 3 further bedrooms (one currently used as study) house bathroom and independent shower room.

Outside; front driveway providing ample off road car parking, delightful rear gardens, being well stocked and having secluded seating areas.
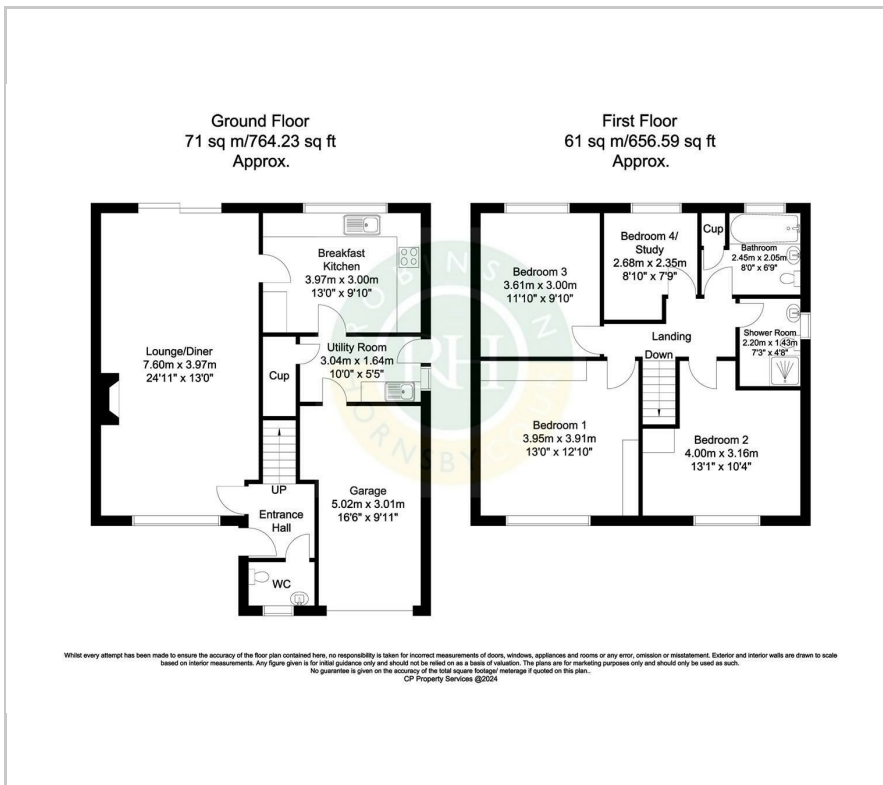
- larger style detached property of around 1400 sq ft
- presented to high standards throughout
- delightful, good sized gardens
- 4 double bedrooms, bathroom and separate shower room
- large open plan living / dining room
- well appointed breakfast kitchen with integrated appliances
- integral garage, further off road parking
- viewing advised to appreciate the proportions of this fine family home
- Hungerhill School catchment (OFSTED - 'Outstanding')

Viewing

Please contact our Office on 01302 751616 if you wish to arrange a viewing appointment for this property or require further information.
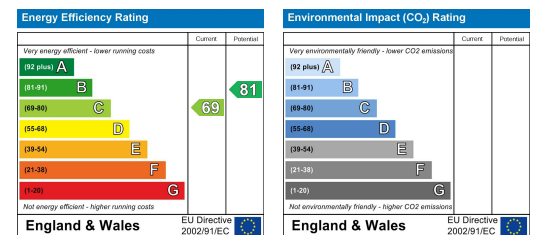
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Floor Plan

Ground Floor
71 sq m/764.23 sq ft
Approx.

First Floor
61 sq m/656.59 sq ft
Approx.

Breakfast Kitchen
3.97m x 3.00m
13'0" x 9'10"

Lounge/Diner
7.60m x 3.97m
24'11" x 13'0"

Cup

Utility Room
3.04m x 1.64m
10'0" x 5'5"

UP

Entrance Hall

Garage
5.02m x 3.01m
16'6" x 9'11"

WC

Bedroom 3
3.61m x 3.00m
11'10" x 9'10"

Bedroom 4/ Study
2.68m x 2.35m
8'10" x 7'9"

Cup

Bathroom
2.45m x 2.05m
8'0" x 6'9"

Landing

Down

Shower Room
2.20m x 1.43m
7'3" x 4'8"

Bedroom 1
3.95m x 3.91m
13'0" x 12'10"

Bedroom 2
4.00m x 3.16m
13'1" x 10'4"

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such.
No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan.
CP Property Services @2024

Area Map

Energy Efficiency Graph

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