



# 93 Athelstane Crescent

Edenthorpe, Doncaster, DN3 2NF

## £320,000

This stunning four-bedroom detached family home offers a perfect blend of modern living and comfort. The property has been thoughtfully extended, providing ample space for family life and entertaining.

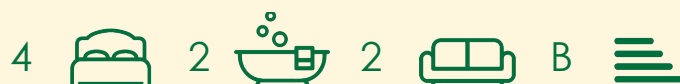
Upon entering, you are greeted by a warm and welcoming hallway, providing access to the lounge, open-plan kitchen diner, which seamlessly flows into the family room extension, ideal for gatherings and everyday living. This versatile layout not only enhances the sense of space but also allows for an abundance of natural light to fill the area. The property boasts four generously sized bedrooms, with the master suite featuring an en suite bathroom, providing a private retreat for relaxation. The additional bedrooms are perfect for family members or guests, ensuring everyone has their own space. A well-appointed utility room adds to the practicality of this home, making laundry and storage a breeze, a further benefit is the downstairs WC for added family life convenience. The outside offering a private and well maintained rear garden and a driveway and garage offering parking and storage. The fitted EV charger is another benefit to this beautifully presented family home.

Situated in a popular development within the Hunger Hill catchment area, this home is perfectly positioned for families seeking access to excellent local schools and amenities. With its modern features and spacious layout, this property is an ideal choice for those looking to settle in a vibrant community. Don't miss the opportunity to make this beautiful house your new home.

- Extended four bedroom detached family home
- Beautifully presented throughout
- Two receptions including an extended family room to the rear featuring bi-fold doors and lantern roof window
- Downstairs WC and Utility room
- En Suite bathroom to the master
- Garage and driveway with E.V charger
- Popular development
- Hunger Hill catchment area
- Freehold
- Viewing highly recommended

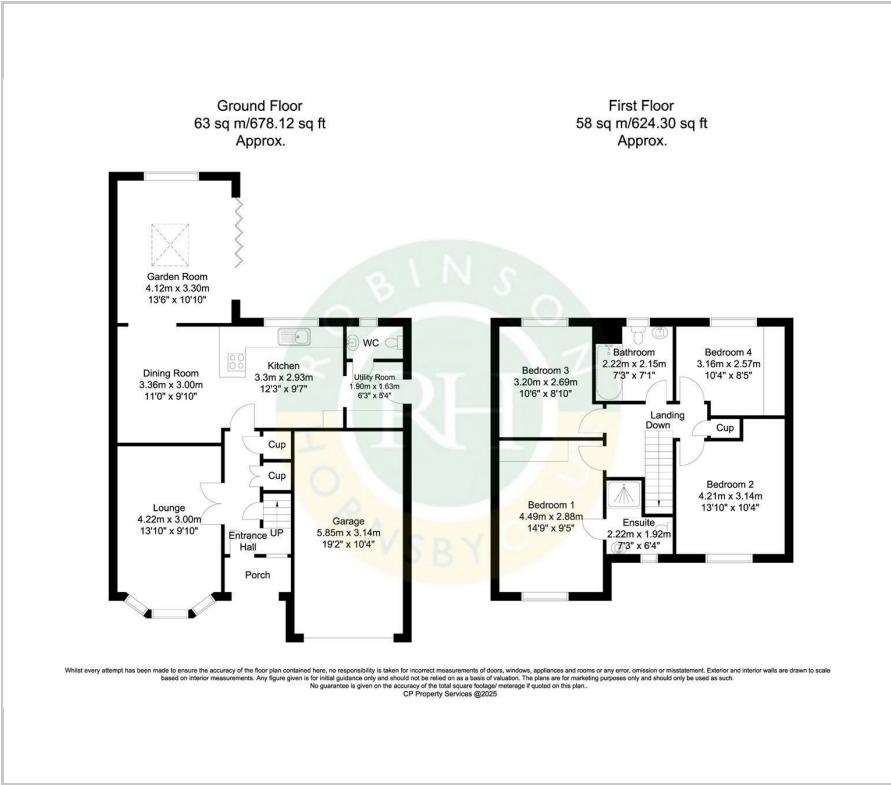
## Viewing

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





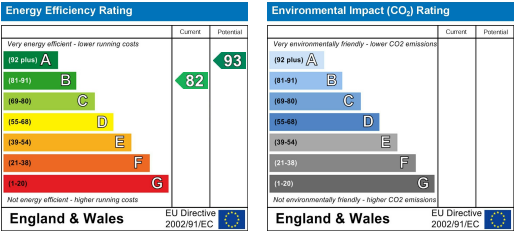
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.