



8 St. Peters Heights, Edlington, Doncaster, DN12 1QS

**Price Guide £435,000**

**\*\*GUIDE PRICE £425,000 to £435,000 \*\***

Located on the outskirts of Edlington is this stone built 5 bedroomed FAMILY HOME. Briefly comprising of; an entrance hallway/ dining area, lounge, sun room, kitchen, ground floor w/c, and utility to the ground floor. To the first floor is a family bathroom and three bedrooms one with en-suite. To the second floor, there are two further bedrooms, one with an en-suite. This property benefits from a long drive and large double garage with electric door. **\*\* COUNTRYSIDE VIEWS IMMACULATE THROUGHOUT \*\***



## Entrance Hallway/ Dining area



UPVC door leads to entrance/ dining area with UPVC front window, central heading radiator and doors leading to lounge, storage room, ground floor WC and kitchen. Stairs to first floor.

## Lounge



UPVC front window, two central heating radiators, electric fire set on a stone surround and hearth. UPVC Patio doors leading to rear garden,

## Kitchen



Wall and base units, with granite work surfaces, breakfast bar, decorative central heating radiator, spotlights under wall and base units, Range cooker, extractor hood, wine rack.

## Sun Room



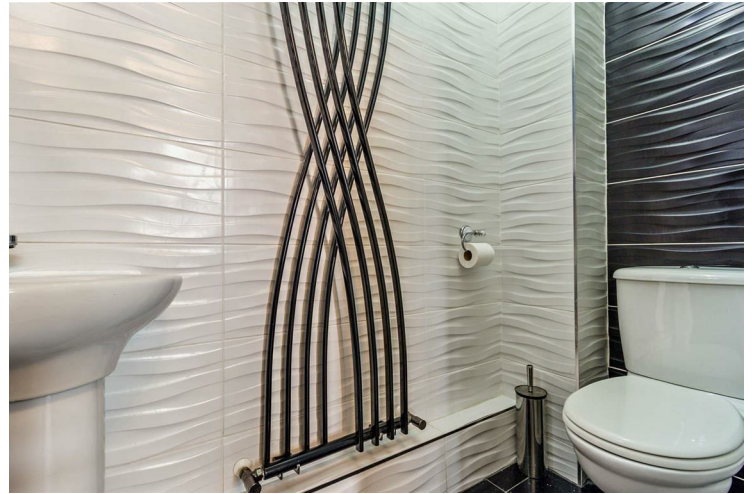
UPVC Patio doors from Sun room lead to rear garden. UPVC window overlooking rear garden.

## Utility Room



Wall units , space for washing machine, dishwasher & dryer, granite work surfaces, plumbing for washing machine, extractor fan. UPVC stable style door leading to rear garden.

## Ground Floor WC



W.C. and sink, decorative wall radiator.

## Storage cupboard.

## First Floor Landing



Front UPVC window and central heating radiator.



## Bathroom



Three piece suite with jacuzzi bath and separate shower cubicle. UPVC window and heated towel rail. Tiled flooring and fully tiled walls with ceiling spotlights.

## Bedroom One



Front facing UPVC window, central heating radiator and fitted wardrobes, door leading to en-suite.

## En-suite



UPVC window, shower cubicle, sink & W.C. Heated towel rail

## Bedroom Two



With fitted wardrobes, central heating radiator, rear UPVC window.

## Bedroom Three

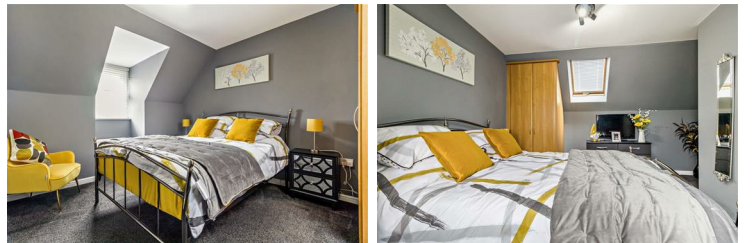


Front facing UPVC window and central heating radiator.

## Second Floor Landing

With rear view Velux window and storage cupboard.

## Bedroom Four



Velux UPVC window to rear, front facing UPVC window, central heating radiator, access to loft with loft ladder.

## Bedroom Five



Fitted wardrobes, Rear Velux UPVC window , front UPVC window, central heating radiator and en suite having toilet, hand basin and shower.

## Outside



Steps lead to a paved path to the front door ,side and rear garden. Front garden mainly of plants and shrubs. Side driveway for two vehicles in front of the double garage with side access door and electric garage door. Side gate opens to the large rear well maintained garden, with patio area, pond with water feature, pergola, outside water tap and concrete shed.

## Material Information

Council Tax Band E

Tenure Freehold

Property Type Detached

Construction type Brick built

Heating Type Gas central heating

Water Supply Mains water supply

Sewage Mains drainage

Gas Type Mains Gas

Electricity Supply Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

<https://www.openreach.com/>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Parking type: Drive and Garage

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – LOW

All buyers are advised to visit the Government website to gain information on flood risk. <https://check-for-flooding.service.gov.uk/find-location>

Planning permissions N/A

Accessibility features N/A

Coal mining area South Yorkshire is a mining area

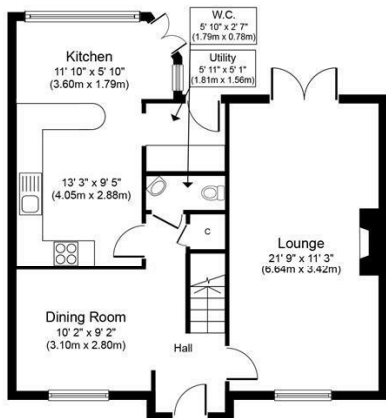
All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining .

<https://www.groundstability.com/public/web/home.xhtml>

We advise all clients to discuss the above points with a conveyancing solicitor.



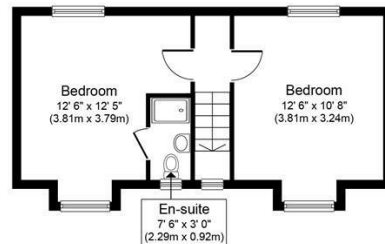
# Floor Plan



**Ground Floor**  
Approximate Floor Area  
672 sq. ft.  
(62.4 sq. m.)



**First Floor**  
Approximate Floor Area  
604 sq. ft.  
(56.1 sq. m.)



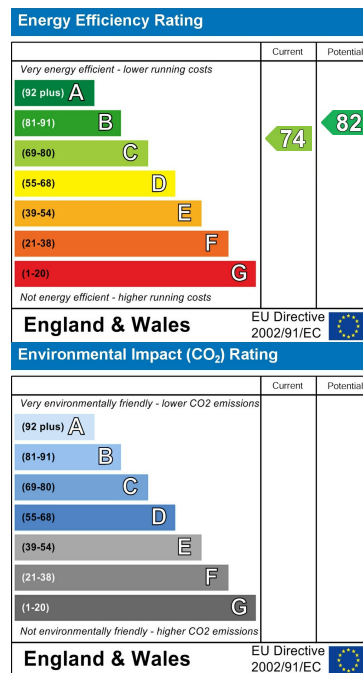
**Second Floor**  
Approximate Floor Area  
354 sq. ft.  
(32.9 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# 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.

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