



Long Field Drive, Edenthorpe,

£250,000



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Long Field Drive, Edenthorpe, Doncaster, South Yorkshire

£250,000

Reeds Rains are proud to market for sale, this tastefully decorated double storey extended, four bedroom detached family home. situated within the popular residential area of Edenthorpe. Briefly the house comprises of an entrance hall, lounge, play room, dining area and an extended kitchen. To the first floor are four bedrooms with an en suite to the main bedroom and a modern family bathroom. Benefits include a gas central heating system, double glazing, gardens to the front and rear and a block paved driveway. A viewing is highly recommended. EPC Rating C.

ENTRANCE PORCH

Having a composite front door opening into the entrance hall, with a side double glazed window and an internal door into the lounge.

LOUNGE

4.17m x 3.21m (13'8" x 10'6")

Tastefully decorated lounge with a front facing double glazed window and a central heating radiator, decorative coving to the ceiling and door through into the play room.

PLAY ROOM

3.68m x 2.38m (12'1" x 7'10")

Double glazed window to the front elevation, a central heating radiator and two storage cupboards under stairs.

DINING AREA

3.48m x 3.09m (11'5" x 10'2")

Turning stairs rising to the first floor landing with two central heating radiators, Karndean style flooring, decorative coving to the ceiling and an archway through into the extended kitchen.

EXTENDED KITCHEN

5.61m (max) x 5.80m (max) (18'5" (max) x 19'0" (max))

Good range of wall and base level units, providing cupboard and drawer space. Minerva work tops incorporating a one and a half bowl sink with mixer tap. Matching breakfast bar. Built in appliances including an electric hob and oven beneath with an extractor over and a fridge freezer. plumbing and space for a washing machine and a dishwasher. Composite side entrance door, two central heating radiators, cloaks cupboard, a double glazed window and French doors opening onto the rear garden.

LANDING

Having a central heating radiator, decorative coving and loft access point to the ceiling.

BEDROOM ONE

3.81m x 3.14m (12'6" x 10'4")

Built in bedroom furniture including wardrobes, cupboards and drawers, two double glazed windows to the front elevation, a central heating radiator and door through into the en suite.

E SUITE SHOWER ROOM

EN SUITE SHOWER ROOM

3.15m x 1.03m (10'4" x 3'5")

Modern white suite including a shower cubicle, a low flush wc and a vanity style wash hand basin with mixer tap. spot lights and an extractor fan to ceiling, a central heating towel radiator, an additional radiator and a double glazed window to the side elevation.

BEDROOM TWO

4.21m x 2.18m (13'10" x 7'2")

The extended second bedroom has built in wardrobes, a central heating radiator and a double glazed window to the rear elevation.

BEDROOM THREE

3.48m x 2.34m (11'5" x 7'8")

Double glazed windows to the rear elevation, built in wardrobe and a central heating radiator.

BEDROOM FOUR

2.54m x 2.03m (8'4" x 6'8")

Currently used as a dressing room with built in wardrobes and cupboards. A double glazed window to the front elevation, spot lights to the ceiling and a central heating radiator.

FAMILY BATHROOM

Having a modern four piece suite including a panelled bath with a mixer tap and a shower style flexible hose. Shower cubicle, a vanity style mounted wash hand basin and low flush wc. Part tiling to the walls, an extractor fan, spot lights to the ceiling and a central heating towel style radiator.

BLOCK PAVED DRIVEWAY

Open plan, low maintenance block paved front providing off road parking for several vehicles.

REAR GARDEN

Fence enclosed rear garden, being mainly laid with to lawn with designated patio areas.

FLOOR PLAN

EPC

Laser Tape Clause



For full EPC please contact the branch

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause

Measurements are approximate. Not to Scale. For Illustrative purposes only



