

## Floor Plan

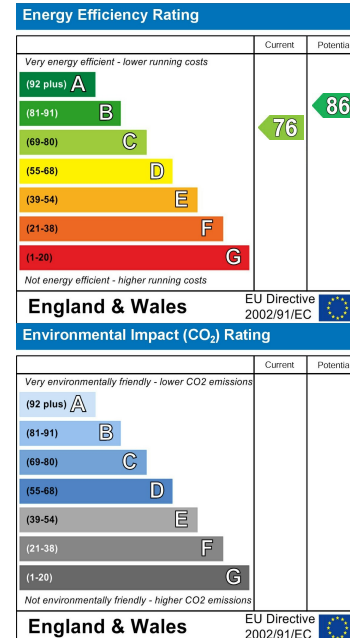


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## Area Map



## Energy Efficiency Graph



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

**Offers In The Region Of £320,000**

**\*\* COUNTRYSIDE VIEWS\*\*** Located on the outskirts of Edlington is this stone built FAMILY HOME. Briefly comprising of; an entrance hallway, lounge, dining room, study, w/c, kitchen and utility to the ground floor. To the first floor is a family bathroom and four double bedrooms one with en-suite. This property benefits from a double drive and single garage.

To book a viewing please call Merryweathers Maltby on 01709 375591.

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### **FRONT ELEVATION**

To the front of the property is a driveway for two vehicles in front of the garage. There is a paved path to the front door and side garden. The side enclosed garden is mainly laid to lawn with a hedge border to the left and beautiful plants and shrubs to the front. The property overlooks country side field views.

### **ENTRANCE HALL 5'10" x 21'7" (1.8 x 6.6)**

Having a composite front door, a side facing UPVC double glazed window, storage cupboard and two central heating radiators.

### **W/C 5'2" x 2'7" (1.6 x 0.8)**

Having a hand wash basin with tiled splash back, toilet, central heating radiator and Front facing UPVC double glazed window.

### **STUDY 6'7" x 11'5" (2.02 x 3.49)**

Having a front facing UPVC double glazed window and central heating radiator.

### **LOUNGE 17'3" x 11'6" (5.28 x 3.51)**

An elegant living space with lots of natural light through a rear facing UPVC double glazed bay patio doors and windows. Feature gas fireplace with surround and central heating radiator.

### **KITCHEN 12'2" x 15'7" (3.71 x 4.77)**

A modern kitchen offering array of wall and base units providing plenty of storage space, complimentary work surfaces over, with built in four ring stainless steel gas hob and double electric oven, extractor fan over, 1 1/2 stainless steel sink and drainer, integrated fridge freezer and dishwasher. Rear facing UPVC double glazed window, side facing UPVC double glazed bay window and central heating radiator.

### **UTILITY 5'6" x 5'10" (1.7 x 1.8)**

Having a base unit providing storage space, complimentary work surfaces over incorporating a stainless steel sink and draining board, and wall unit housing the boiler. Plumbing for washing machine and a rear UPVC double glazed door onto the rear garden.

### **DINING ROOM 8'7" x 10'4" (2.63 x 3.16)**

Having a front facing and side facing UPVC double glazed window and a central heating radiator.

### **FIRST FLOOR**

The landing has a central heating radiator and storage cupboard.

### **BATHROOM 5'6" x 9'6" (1.70 x 2.91 )**

Having a three piece suite with separate mains shower cubical. Front facing window and heated towel rail.

### **BEDROOM ONE 13'0" x 11'6" (3.98 x 3.53)**

Having a rear facing UPVC window, central heating radiator and built in wardrobes. This bedroom benefits from an en-suite.

### **EN-SUITE 5'2" x 6'10" (1.6 x 2.1)**

Having a mains corner shower, hand wash basin and toilet. Central heating radiator and UPVC double glazed window.

### **BEDROOM TWO 10'0" x 10'6" (3.06 x 3.21)**

Having a side facing UPVC double window, built in wardrobes and central heating radiator.

### **BEDROOM THREE 8'1" x 11'6" (2.47 x 3.53)**

Having a front facing UPVC double glazed window and central heating radiator.

### **BEDROOM FOUR 9'8" x 10'6" (2.96 x 3.21)**

Having a UPVC double glazed front and side facing window, built in wardrobes and central heating radiator.

### **GARAGE**

The single garage creates extra storage space.

### **REAR GARDEN**

The rear garden is mainly laid to lawn with an array of plants and shrubs along the borders. A decked patio creates the perfect entertaining space at the top of the garden.

### **'Material Information'**

Council tax band D

EPC Rating C

Free hold