



**Cedric Road, Edenthorpe DONCASTER**



**welcome to**

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This exceptional individual barn conversion, formerly a fire station, offers extensive character filled accommodation. The property benefits from underfloor heating to the ground floor, air source heat pump, solar panels and low maintenance gardens, making it both stylish and energy efficient.



### **Living Dining Kitchen**

A stunning open plan living space fitted with a range of high gloss wall and base units with contrasting Corian work surfaces incorporating a sink and drainer into a large focal breakfast island with pendant lighting. Appliances include space for a five ring induction cooker with extractor hood above, double electric oven and grill, an integrated full length fridge and integrated dishwasher, plus a boiling water tap. Finished with complimentary tiling, ceiling downlights, natural oak effect laminate flooring with underfloor heating and an oak staircase rising to the first floor. Dual aspect front and rear bifolding doors and additional front facing double glazed windows flood the room with natural light. Access is provided to the lounge, sun room, utility room and ground floor shower room.

### **Storage / Cloak Room**

Fitted with high gloss built-in storage units providing hanging and shelving space. Finished with tiled flooring, underfloor heating and ceiling downlights. Provides access to the ground floor shower room.

### **Ground Floor Shower Room**

Fitted with a WC, a wash hand basin set into a vanity unit and an electric shower. Finished with underfloor heating, a heated towel rail and ceiling downlights.

### **Utility Room**

Fitted with high gloss wall and base units with coordinating work surfaces. There is plumbing for a washing machine and dryer, space for a full length fridge-freezer, porcelain tiled flooring with underfloor heating and a front facing double glazed window.

### **Sun Room**

A beautifully light room featuring three skylight windows, coordinating wall lights and side facing French doors opening onto the courtyard garden. Finished with oak effect flooring and underfloor heating. Ideal as a snug, playroom or second reception room.

### **Lounge**

A generously sized dual aspect lounge with front and rear facing double glazed windows and oak window sills. The focal point of the room is the chimney breast with original oak mantle beam housing the multi-fuel log burning stove set on a stone hearth. Finished with oak effect flooring, underfloor heating, wall lighting and double oak doors leading to the open plan living kitchen.

### **First Floor Landing**

With a skylight window.

### **Bedroom One**

An impressive principal bedroom featuring a front facing skylight window and a rear facing double glazed window offering stunning open views across countryside fields. Finished with a central heating radiator and access to the walk-in wardrobe and luxury en-suite bathroom.

### **En-Suite Bathroom**

Fitted with a WC set within a vanity unit, semi-recessed wash hand basin, a free standing double ended bath and a separate walk-in rainfall shower. Finished with wall to floor tiling, a column style central heating radiator and a skylight window.

### **Dressing Room**

With a rear facing skylight window and central heating radiator.

### **Bedroom Two**

A spacious double bedroom featuring two front facing skylight windows and a rear facing double glazed window enjoying open countryside views. Finished with a central heating radiator and access to the dressing room and en-suite shower room.

### **En-Suite Shower Room**

Fitted with a vanity wash hand basin, a low flush WC and walk-in rainfall shower enclosure. Finished with wall to floor tiling and a heated towel rail.

### **Dressing Room**

With a front facing skylight window, oak effect flooring and a central heating radiator.

### **Bedroom Three**

With a rear facing double glazed window enjoying countryside views, fitted with oak effect flooring, a central heating radiator and TV point.

### **Outside**

The property sits within a private, enclosed paved courtyard garden with mature shrub borders and an extensive patio area ideal for outdoor dining and entertaining. Access is via electric remote gates providing privacy and secure off road parking. The rear garden also houses the air source heat pump system and provides access to the sun room and open plan living kitchen. The property benefits from solar panels and stunning open countryside views.

### **Garage**

Accessed via an electric remote controlled door and fitted with power and lighting. There is a hot water cylinder and rear access door leading into the enclosed courtyard garden.



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## Cedric Road, Edenthorpe DONCASTER

- RARE FIND BARN CONVERSION FORMERLY A FIRE STATION
- OPEN PLAN LIVING DINING KITCHEN WITH FOCAL ISLAND
- DUAL ASPECT LOUNGE WITH LOG BURNING STOVE
- SUN LOUNGE WITH SKYLIGHT WINDOWS
- TWO EN-SUITES & TWO DRESSING ROOMS

Tenure: Freehold EPC Rating: C

Council Tax Band: D

# £425,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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