

The Boulevard,Edenthorpe Doncaster

william h brown

welcome to

The Boulevard,Edenthorpe Doncaster

Occupying a highly desirable position along The Boulevard in Edenthorpe, this spacious two bedroom semi-detached bungalow is offered with no onward chain. Offering great potential to modernize and personalize, the home features generous living accommodation, attractive gardens and a detached garage.













Entrance Porch
Accessed via a front entrance door, an ideal initial space for coat and shoe storage before stepping through into the main residence.

Entrance Hall
A bright and welcoming central entrance hall connecting the principal living accommodation, featuring a central heating radiator, built-in storage potential, decorative coving and access through to the lounge.

Lounge Diner
An exceptionally spacious and light-filled main reception room enjoying a spacious double glazed window to the front elevation. Finished with two central heating radiators, decorative feature fireplace and attractive double doors leading through to the inner hallway, creating a wonderful environment for both relaxing and entertaining.

Kitchen
A spacious kitchen equipped with a range of wall, base, and drawer units featuring contrasting work surfaces and an inset sink with drainer. The room includes tiled splashbacks, a gas cooker point, and dedicated space for a washing machine and fridge freezer. A double glazed window to the front floods the space with natural light, while a convenient side door provides direct access to both the front and rear gardens. Finished with a central heating radiator.

Inner Hallway
Providing a clear division between the living and sleeping quarters, this inner hallway leads through to both double bedrooms and the family bathroom.

Bedroom One
A generous primary double bedroom positioned to the peaceful rear of the bungalow. Benefiting from a double glazed window overlooking the rear garden, central heating radiator, built-in wardrobes and coving to the ceeling.

Bedroom Two
A well-proportioned second double bedroom, ideal as a guest room, dining room, or home office. Features a double glazed window to the rear elevation, fitted wardrobes and a central heating radiator with decorative coving to the ceiling.

Bathroom
A spacious three-piece wet room suite comprising a walk in wet room style shower, low-level WC, and pedestal wash hand basin. Complete with wall tiling, central heating radiator, loft hatch access, and an obscure double glazed window to the rear elevation for privacy and light.

Outside
Set behind a low brick wall with decorative wrought iron railings, the front garden includes mature planting, a paved entrance path, and a side driveway accessed via double wrought iron gates. The driveway offers off-road parking leading to the detached workshop through a side gate. The rear features a private, fully enclosed, low-maintenance garden combining an artificial lawn, gravelled borders, and a paved patio area with outside tap.

Garage / Workshop
A versatile detached panelled garage and workshop positioned to the rear garden. Fitted with a wooden vehicle door to the front and a single glazed window to the side elevation.

Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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- SPACIOUS TWO BEDROOM SEMI-DETACHED BUNGALOW
- OFFERED TO THE MARKET WITH NO ONWARD CHAIN
- OPPOTUNITY TO PUT YOUR OWN STAMP ON
- GENEROUS LOUNGE
- KITCHEN

Tenure: Freehold EPC Rating: D
Council Tax Band: B

offers in the region of

£200,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
DCR127295 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

william h brown

01302 327121

doncaster@williamhbrown.co.uk

4-5 Kingsway House, Hall Gate, DONCASTER, South Yorkshire, DN1 3NX

williamhbrown.co.uk