





A PLEASANT FAMILY LOCATION WITHIN EASY REACH OF ALL LOCAL SCHOOLS, THIS MODERN END TOWN HOUSE IS SURE TO IMPRESS. This delightful house offers accommodation over three storeys and is positioned on a quiet cul de sac within the popular village of Edenthorpe. Only via an internal inspection will you fully appreciate the deceptively spacious rooms which in brief comprises of entrance hallway, WC, kitchen/breakfast room, lounge with French doors to the garden, stairs to the first floor landing, two double bedrooms, family bathroom, stairs to the second floor landing, primary bedroom with en-suite shower room, off street parking on the driveway, plus front and rear enclosed garden with astro-turf. SUPERB BUY IN A GREAT LOCATION.



ENTRANCE HALL

6' 3" x 4' 8" (1.93m x 1.44m) This superb home is accessed via the front facing double glazed frosted door to the entrance hallway, door to the WC, door to the kitchen, laminate flooring, alarm system and stairs access.

WC

2' 11" x 6' 1" (0.91m x 1.87m) Benefitting from a low flush WC, wash hand basin, heated towel radiator, laminate flooring and an extractor fan.

KITCHEN/BREAKFAST ROOM

10' 2" x 10' 9" (3.11m x 3.30m) Beautiful breakfast kitchen space with fitted breakfast bar, a range of fitted cabinetry at both eye and base level, work surfaces incorporating a single bowl sink with drainer, four ring electric hob with extractor fan above, single electric oven, integrated fridge/freezer, integrated dishwasher, plumbing for a washing machine, radiator, door to the lounge, front and side facing double glazed windows.

LOUNGE/DINER

17' 3" x 11' 10" (5.27m x 3.63m) Lovely bright reception room ideal for living/dining, rear facing double glazed French doors lead to the garden, rear facing double glazed window, radiator and storage cupboard beneath the stairs.

STAIRS

Leading from the entrance hallway to the first floor landing.

LANDING

6' 0" x 16' 7" (1.84m x 5.07m) Providing access to both first floor bedrooms, bathroom, stairs to the second floor landing and benefits from a front facing double glazed window, plus a radiator.



BEDROOM

9' 7" x 11' 10" (2.93m x 3.63m) Fabulous double bedroom overlooking the rear garden via the rear facing double glazed window and a radiator.

BEDROOM

10' 7" x 10' 11" (3.24m x 3.33m) Further generous double bedroom with front/side facing double glazed windows providing plenty of light and a radiator.







BATHROOM

6' 11" x 6' 2" (2.13m x 1.88m) Pleasantly presented bathroom with a three piece suite comprising of a low flush WC, bath with a shower attachment, glass shower screen, partially tiled walls, tiled flooring, wash hand basin, heated towel radiator, extractor fan and rear facing double glazed frosted window.

STAIRS

Leading from the first floor landing to the second floor.

SECOND FLOOR LANDING

6' 5" x 7' 7" (1.97m x 2.33m) Providing access to the primary bedroom, radiator and rear facing double glazed window.

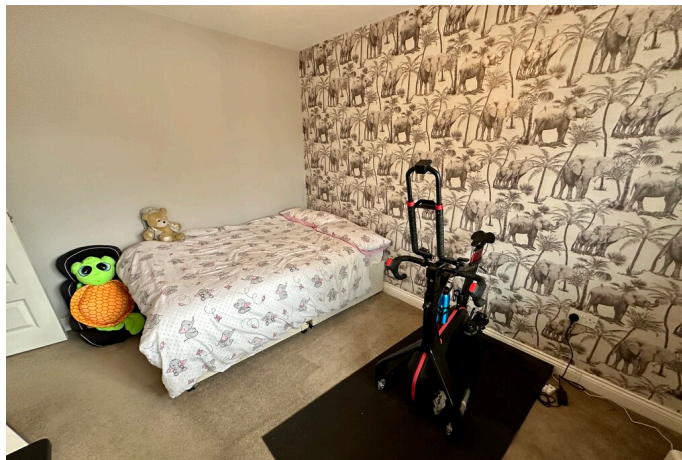


BEDROOM

10' 3" x 11' 6" (3.13m x 3.52m) Superb primary bedroom with fitted wardrobes, door to the en-suite, front/side facing double glazed windows and a radiator.

ENSUITE

3' 1" x 7' 2" (0.96m x 2.20m) Nicely presented shower room with low flush WC, wash hand basin, shower cubicle with dual shower head, partially tiled walls, laminate flooring and a heated towel radiator.



FRONT GARDEN/DRIVEWAY

Small lawned front garden, shared paved access to the private paved driveway providing off street parking to the side of the house and side access gate to the rear garden.

REAR GARDEN

Fence enclosed rear garden with paved patio, astro-turf area, raised decking, lawn, shed and side access via a gate.

NOTES

FREEHOLD PROPERTY

COUNCIL TAX BAND: B

HEATING SYSTEM: GAS FIRED COMBINATION BOILER

INSTALLATION: UNKNOWN

LAST SERVICE: 04/12/2025

GAS METER LOCATION: OUTSIDE WALL

ELECTRIC METER LOCATION: OUTSIDE WALL

WATER METER LOCATION: END OF ACCESS ROAD

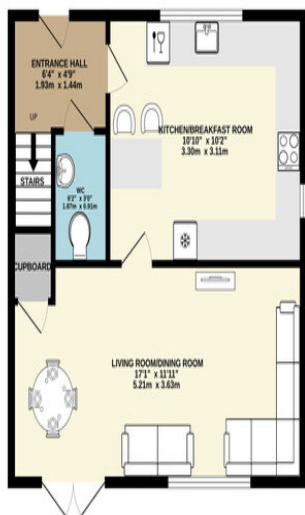
SERVICES: MAINS

GARDEN FACES: SOUTH

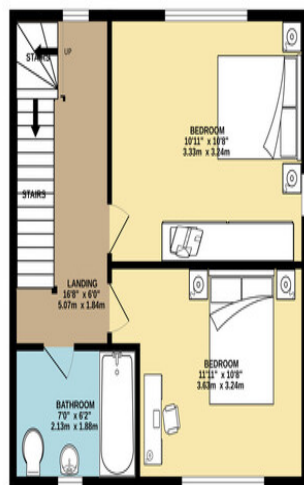
ALARM SYSTEM INCLUDED

LOFT SPACE: NOT BOARDED AND NO LADDER

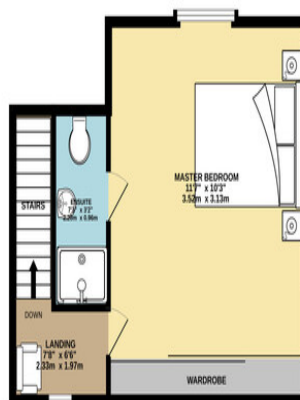
GROUND FLOOR
561 sq.ft. (52.1 sq.m.) approx.



1ST FLOOR
561 sq.ft. (52.1 sq.m.) approx.



2ND FLOOR
422 sq.ft. (39.2 sq.m.) approx.



3 NURSERY GARDENS

TOTAL FLOOR AREA: 1544 sq.ft. (143.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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