



# 81 Athelstane Crescent

Edenthorpe, Doncaster, DN3 2NF

## Offers In The Region Of £305,000

A delightful four bedroom detached family property occupying a pleasant spot on this popular estate. Lying within easy reach of local amenities, bus routes and reputable schools this property must be viewed. The property has been modified and enhanced internally to provide an extra space leading from the kitchen creating an ideal family area conducive with modern day living. The kitchen/dining area itself is fitted with modern, high shine grey units complete with a host of quality fitted appliances as well as ample space for a table, French doors give rear access. Separate utility with access to rear garden and also ground floor WC. A lounge to the front elevation is fitted with media base units.

To the first floor; master bedroom with fitted wardrobes and ensuite shower room, three further bedrooms and a family bathroom. Outside, there is parking for 3 vehicles, storage garage with roller door, access to both sides of the property, one which is covered and ideal for further storage. A superb landscaped rear garden featuring tiered decking with lighting, lawn, patio and the addition of a substantial entertaining garden room which is fully insulated, complete with electrics and storage. An ideal space for home office or simply enjoying entertaining guests in the garden.

- Stunning family home with modifications internally
- A converted garage space providing a family area
- Fully fitted high shine kitchen/dining room with appliances
- Separate utility room and WC
- Delightful lounge with fitted media cupboards
- Master bedroom with fitted wardrobes and ensuite
- Parking for 3 cars and a storage garage
- Sought after area with local amenities
- Reputable schools closeby
- Open aspect to rear elevation

### Viewing

Please contact our Office on 01302 751616 if you wish to arrange a viewing appointment for this property or require further information.



