



Holmshaw Close, Edenthorpe Doncaster



welcome to

Holmshaw Close, Edenthorpe Doncaster

Situated in this highly sought after development in a cul-de-sac location, this four bedroom detached family home benefits from an en-suite shower room, spacious living accommodation and an enclosed rear garden. Situated close to a host of local amenities and excellent transport links.



Entrance Hall

With a central heating radiator, karndean flooring, stairs which rise to the first floor landing and access to the ground floor W.C.

Ground Floor W.C

Fitted with a low flush W.C, a wash hand basin and a heated towel rail. There is partial tiling to the walls and an extractor fan.

Lounge

With a feature fireplace, coving to the ceiling, two central heating radiators and a rear facing double glazed window. Sliding doors give access to the conservatory.

Conservatory

With side and rear facing double glazed windows, a central heating radiator and double glazed French doors to the rear garden.

Breakfast Kitchen

Fitted with a range of wall and base units with coordinating worktops which incorporates the sink and drainer. There is a five ring gas hob with a double oven and grill, plumbing for a washing machine, an integrated dishwasher and space for a fridge and freezer. There is a breakfast bar, tiling to the walls and floor, a side facing door to the garden, a central heating radiator and a rear facing double glazed window.

Dining Room

With two front facing double glazed windows, a central heating radiator, coving to the ceiling and laminate flooring.

Sitting Room

With a front facing double glazed window, a central heating radiator and laminate flooring. A versatile room previously the garage which has been converted into a second reception room.

First Floor Landing

With a central heating radiator, a storage cupboard and access to the loft via a hatch.

Bedroom One

With two rear facing double glazed windows, a central heating radiator, spotlights, a ceiling fan and built-in wardrobes.

En-Suite Shower Room

Fitted with a low flush W.C, a wash hand basin on a vanity unit and a corner shower cubicle with shower. There is a heated towel rail, an extractor fan, tiling to the walls and floor and a side facing obscure double glazed window.

Bedroom Two

With two front facing double glazed windows, a central heating radiator and fitted wardrobes.

Bedroom Three

With a rear facing double glazed window, a central heating radiator, fitted wardrobes and laminate flooring.

Bedroom Four

With two front facing double glazed windows, fitted wardrobes and a central heating radiator.

Family Bathroom

Fitted with a low flush W.C, a wash hand basin and a corner bath with shower. There is a heated towel rail, downlights, an extractor fan and a side facing obscure double glazed window.

Outside

To the front of the property there is an open driveway providing ample off road parking, whilst to the rear, the garden is mainly laid to lawn with slate beds, an outdoor water tap and shrubs and plants to the borders.



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Holmshaw Close, Edenthorpe Doncaster

- FOUR BEDROOM DETACHED FAMILY HOME
- EN-SUITE AND GROUND FLOOR W.C
- CONSERVATORY
- BREAKFAST KITCHEN
- GARAGE CONVERSION

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

offers in the region of

£315,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DCR126803 - 0002

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