



Holly Field Crescent, Edenthorpe Doncaster

welcome to

Holly Field Crescent, Edenthorpe Doncaster

GUIDE PRICE-£290,000-£310,000. This impressive four bedroom detached family home with en-suite shower room benefits from a spacious kitchen diner, a generous rear garden, ample off road parking and a garage. Situated close to a range of highly sought after schools, amenities and supermarkets.



Entrance Hall

With a front facing exterior door by an external porch which provides access to the entrance hall. There is herringbone oak flooring, a central heating radiator, a useful understairs storage cupboard and stairs which rise to the first floor landing.

Ground Floor W.C.

Fitted with a low flush WC, tiled flooring, a central heating radiator and a side facing obscure double glazed window.

Lounge

16' 2" into bay x 11' 5" (4.93m into bay x 3.48m)

With a front facing bay fronted double glazed window, oak flooring and a central heating radiator. There is a feature log burning stove as the focal point of the room, a thermostat and a useful storage cupboard.

Kitchen Diner

11' 5" x 19' 9" (3.48m x 6.02m)

Fitted with a range of high gloss wall and base units with coordinating work surfaces housing the stainless steel sink and drainer with mixer tap. The kitchen has a four ring gas hob with an extractor hood above, an integrated electric oven and grill and area for a fridge and freezer. There is a central heating radiator, splashback, downlights to the ceiling and tiled flooring. With a rear facing double glazed window and rear facing French doors which outlook onto the rear garden. There is access through to the utility room.

Utility Room

5' 1" x 5' 7" (1.55m x 1.70m)

Fitted with a range of additional wall and base units with coordinating work surfaces beneath which is plumbing for a washing machine and dryer. There is complimentary splashback tiling and a rear facing door which provides access to the rear garden.

First Floor Landing

With a side facing double glazed window, a central heating radiator and a loft hatch.

Bedroom One

14' 9" max x 14' 4" (4.50m max x 4.37m)

With two front facing double glazed windows, a central heating radiator and an open dressing area with fitted mirrored wardrobes providing a range of hanging and storage space. There is access to the en-suite shower room.

En-Suite Shower Room

Fitted with a low flush WC, a wash hand basin with mixer tap and an enclosed screened shower cubicle with shower. There is an extractor fan, downlights to the ceiling, partial tiling to the walls, tiled flooring and a central heating radiator.

Bedroom Two

10' 8" x 13' 2" max (3.25m x 4.01m max)

With a rear facing double glazed window and a central heating radiator.

Bedroom Three

10' 7" max x 10' 9" (3.23m max x 3.28m)

With a front facing double glazed window and a central heating radiator.

Bedroom Four

12' 4" max x 8' 4" (3.76m max x 2.54m)

With a rear facing double glazed window and a central heating radiator.

Bathroom

Fitted with a low flush WC, a wash hand basin with mixer tap and a panelled bath. There is an extractor fan, downlights to the ceiling, tiling to the walls and a central heating radiator.

Outside

To the front of the property there is an open plan mainly laid to lawn front garden with a variety of mature shrubs and plants to the borders. There is a block paved driveway and gravelled section which provides off road parking and in-turn leads to the front entrance and garage. To the rear of the property there is a generous mainly laid to lawn

garden with a block paved patio, fencing to the perimeter and a useful log store. There are a variety of mature shrubs, plants and a cherry tree.

Garage

9' 10" x 19' 10" max (3.00m x 6.05m max)

With an up and over door, a wall mounted boiler and a partitioned storage area.

Notes

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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Holly Field Crescent, Edenthorpe Doncaster

- GUIDE PRICE-£290,000-£310,000
- FOUR BEDROOM DETACHED FAMILY HOME
- EN-SUITE SHOWER ROOM AND FAMILY BATHROOM
- GROUND FLOOR WC AND UTILITY ROOM
- GENEROUS KITCHEN DINER

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

guide price

£290,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DCR120320 - 0008

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