



**Sunningdale Drive, Edlington Doncaster**



**welcome to**

**Sunningdale Drive, Edlington Doncaster**

GUIDE PRICE £260,000-£270,000. This spacious four bedroom detached family home is set within an exclusive cul-de-sac location and offers spacious living accommodation throughout with a en-suite to the primary bedroom, a well-presented breakfast kitchen and generous off road parking.



### **Entrance**

With a front facing composite door, spotlights to the ceiling and stairs which rise to the first floor landing.

### **Ground Floor W.C**

With a side facing obscure double glazed window, a low flush W.C, a hand wash basin and a central heating radiator.

### **Breakfast Kitchen**

Fitted with a range of Shaker style wall and base units with coordinating work surfaces which incorporates the sink and drainer with mixer tap. There is a built-in electric hob with a cooker hood and electric oven and grill. The room benefits from an integrated fridge-freezer, plumbing for a washing machine and space for a freestanding dishwasher. There are front and side facing double glazed windows providing an abundance of natural light, a central heating radiator and a breakfast bar area. A side door gives access to the rear garden.

### **Lounge Diner**

A spacious room with two rear facing double glazed windows, rear facing French doors and two central heating radiators. There is a TV media feature wall with electric fire and coving to the ceiling.

### **First Floor Landing**

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

### **Bedroom One**

With a front facing double glazed window, a central heating radiator and access to the en-suite shower room.

### **En-Suite Shower Room**

Fitted with a low flush W.C, a hand wash basin and a double shower cubicle with shower. There is a chrome heated towel rail, wall to floor tiling and a front facing obscure double glazed window.

### **Bedroom Two**

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

### **Bedroom Three**

With a rear facing double glazed window, a central heating radiator, fitted wardrobes and decorative panelling.

### **Bedroom Four**

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

### **Family Bathroom**

Fitted with a tiled inset bath with a shower over, a low flush W.C and a hand wash basin on a vanity unit. There is an extractor fan, a side facing obscure double glazed window, a central heating radiator and inset alcoves providing useful storage.

### **Outside**

To the front of the property there is a block paved driveway which in-turn leads to the integral garage, there is an outdoor tap and decorative lighting. To the rear of the property there is a generous lawned garden with patio and space for an outdoor summer house.

### **Integral Garage**

With an internal door to the main residence and a wall mounted boiler.



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## Sunningdale Drive, Edlington Doncaster

- GUIDE PRICE £260,000-£270,000
- FOUR BEDROOM DETACHED FAMILY HOME
- GROUND FLOOR W.C
- WELL-PRESENTED THROUGHOUT
- EN-SUITE TO MASTER BEDROOM

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

guide price

**£260,000-£270,000**



Please note the marker reflects the  
postcode not the actual property

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