



The Boulevard, Edenthorpe Doncaster

welcome to

The Boulevard, Edenthorpe Doncaster

Situated in the sought after location of Edenthorpe close to local amenities, schools and transport links is this spacious refurbished three bedroom detached dorms bungalow. Benefiting from a driveway and garage.



Entrance Hall

With a front facing composite door, a front facing obscure double glazed window, stairs which rise to the first floor landing, a useful understairs storage cupboard and laminate flooring.

Lounge

17' 8" x 15' 6" (5.38m x 4.72m)

With two rear facing double glazed full length windows, patio doors and two central heating radiators.

Kitchen

14' 5" x 8' 1" (4.39m x 2.46m)

With a rear facing double glazed window. Recently fitted with a range of high gloss wall and base units with coordinating work surfaces housing the composite sink with mixer tap. The kitchen has an electric hob with extractor above, an electric oven and an integrated fridge-freezer, dishwasher and washing machine. There is tiled splashback, laminate flooring and a central heating radiator.

Dining Room

12' 11" x 8' 1" (3.94m x 2.46m)

A dual aspect room with a front facing double glazed window, door and two rear facing double glazed full length windows and door. There is a central heating radiator and laminate flooring.

Bedroom One

11' 11" x 11' 5" (3.63m x 3.48m)

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

Ground Floor Bathroom

Fitted with a low flush WC, a wash hand basin with mixer tap and a bath with shower over. There is tiled flooring, cladded walls, feature lighting, extractor fan and a central heating radiator.

First Floor Landing

Bedroom Two

14' 4" x 12' 3" (4.37m x 3.73m)

With a side facing double glazed window, a central heating radiator, eave storage and a built-in storage cupboard housing the hot water tank.

Bedroom Three

12' 3" x 8' 6" (3.73m x 2.59m)

With a side facing double glazed window, a central heating radiator and eave storage.

Outside

To the front of the property there is a lawned garden with a block paved driveway providing off road parking which leads to the integral garage. To the rear of the property there is an enclosed lawned garden with patio area, outside tap and views of the school playing fields to the rear

Garage

16' 9" x 7' 8" (5.11m x 2.34m)

With an electric roller shutter door and a side facing double glazed window.



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The Boulevard, Edenthorpe Doncaster

- REFURBISHED THREE BEDROOM DETACHED BUNGALOW
- TWO RECEPTION ROOMS
- HIGH GLOSS KITCHEN
- MODERN BATHROOM
- DRIVEWAY AND GARAGE

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£240,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR119754 - 0003

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