

HOLMSHAW CLOSE, EDENTHORPE, DONCASTER, DN3 2TQ

**OFFERS IN REGION OF £340,000**





**SOUGHT AFTER EDENTHORPE LOCATION AND A BEAUTIFUL SPACIOUS PROPERTY WITH LARGE CONSERVATORY AND CONVERTED GARAGE.** Delightful family home with four bedrooms, positioned within easy reach of local amenities, local primary/secondary schools and M18 access. Pleasantly presented throughout you will be impressed by the spacious accommodation available, which briefly comprises of entrance hallway, WC, lounge, conservatory, kitchen, dining room, sitting room, stairs to the first floor landing, master bedroom with en-suite shower room, three further lovely bedrooms, bathroom, off street parking for three cars on the driveway and an enclosed rear garden with storage shed. **GREAT BUY IN DN3.**

#### **ENTRANCE HALL**

14' 6" x 7' 1" (4.43m x 2.17m) The property is accessed via the front facing double glazed frosted door to the entrance hallway, front facing double glazed frosted window, radiator, Karndean flooring, door to the WC and stairs to the first floor landing.

## WC

3' 3" x 5' 4" (1.01m x 1.64m) Benefitting from a low flush WC, wash hand basin within a vanity unit, heated towel radiator, partially tiled walls, tiled flooring and extractor fan.

## LOUNGE

11' 7" x 16' 4" (3.55m x 4.99m) Beautiful reception room with feature fireplace with space for electric freestanding fire, coving to the ceiling, two radiators, rear facing double glazed window and rear facing double glazed sliding doors to the conservatory.

## CONSERVATORY

14' 5" x 16' 4" (4.40m x 4.98m) Fabulous large conservatory with versatile use, radiator, rear/side facing double glazed windows and rear facing double glazed French doors to the garden.

## KITCHEN

8' 3" x 15' 11" (2.54m x 4.87m) Great kitchen space with a range of fitted cabinetry at both eye and base level, work surfaces incorporating a single and half bowl sink with drainer unit, five ring gas hob, double electric oven, dishwasher, washing machine, space for a fridge/freezer, radiator, breakfast bar, partially tiled walls, rear facing double glazed window and side facing double glazed frosted door to the garden.

## DINING ROOM

8' 3" x 12' 4" (2.54m x 3.77m) Separate dining space at the front of the house with two front facing double glazed windows, radiator, coving to the ceiling and laminate flooring.



## SITTING ROOM

8' 9" x 16' 2" (2.69m x 4.93m) Converted garage into further living space with versatile use for the family, with front facing double glazed bow window, radiator, laminate flooring and coving to the ceiling.

## STAIRS

Leading from the entrance hallway to the first floor landing.







#### LANDING

6' 7" x 7' 3" (2.03m x 2.21m) Providing access to all bedrooms/bathroom, radiator, airing cupboard and loft access point.

#### BEDROOM

10' 7" x 13' 3" (3.24m max x 4.05m max) Master bedroom with door to the en-suite shower room, two rear facing double glazed windows, radiator, spotlights, ceiling fan and built in wardrobes.

#### ENSUITE

5' 6" x 5' 7" (1.70m x 1.71m) Nicely presented shower room comprising of a low flush WC, wash hand basin in a vanity unit, corner shower cubicle with electric shower unit, heated towel radiator, extractor fan, tiled flooring, tiled walls and side facing double glazed frosted window.

#### BEDROOM

7' 2" x 12' 7" (2.20m x 3.84m) Positioned at the front of the house with two front facing double glazed windows, fitted wardrobes and a radiator.

#### BEDROOM

11' 8" x 9' 9" (3.57m x 2.98m) Spacious bedroom with rear facing double glazed window, radiator, fitted wardrobes and laminate flooring.

#### BEDROOM

10' 11" x 9' 1" (3.35m x 2.77m) Further great size bedroom with two front facing double glazed windows, fitted wardrobes in the recess and a radiator.



#### BATHROOM

5' 11" x 6' 6" (1.81m x 1.99m) Beautiful bathroom with feature purple composite wall/splash back, corner bath with shower curtain rail above, electric shower unit, heated towel radiator, wash hand basin within a vanity unit, low flush WC, spotlights, extractor fan and side facing double glazed frosted window.

#### FRONT DRIVEWAY

Open access to the driveway to the front providing off street parking for three cars and side access gate to the rear garden.

#### REAR GARDEN

Wall/fence enclosed rear garden with central lawn, slate beds with bushes, outside water tap, external power socket, side access gate and large shed is included.

#### NOTES

**FREEHOLD PROPERTY**

**COUNCIL TAX BAND: D**

**HEATING SYSTEM: GAS FIRED BOILER**

**INSTALLATION DATE: 23/10/2019**

**LAST SERVICE: 2025**

**SERVICES: MAINS**

**EPC: TBC**

