



Hazelwood Gardens, Edenthorpe Doncaster

welcome to

Hazelwood Gardens, Edenthorpe Doncaster

GUIDE PRICE £460,000-£470,000. This fabulous spacious four double bedroom detached family home is located on this select development of only six homes. The property is presented to a high spec throughout with front and rear gardens, off road parking and a generous double garage.



Entrance Hall

With a front facing sealed unit door, a useful storage cupboard, central heating radiator, spotlights to the ceiling, stairs which rise to the first floor and tiled wood effect flooring.

Ground Floor W.C.

Fitted with a low flush WC, a wash hand basin with mixer tap, splashback tiling, a heated towel rail and a tiled flooring.

Lounge

A spacious dual aspect lounge with a front facing double glazed window and rear facing French doors which lead out to the rear garden. There are spotlights to the ceiling, two central heating radiators and tiled wood effect flooring.

Living Dining Kitchen

A stunning open plan entertainment space which is the hub of the home.

Dining Room

With a front facing double glazed window, spotlights to the ceiling, tiled wood effect flooring, two central heating radiators and open access to the living kitchen.

Living Kitchen

Fitted with a modern range of high gloss wall and base units with coordinating work surfaces housing the inset 1 1/2 bowl stainless steel sink with mixer tap. The kitchen has an electric oven, an integrated fridge-freezer and a centre island with induction hob and extractor. There is tiled wood effect flooring, spotlights to the ceiling, two central heating radiators, side facing double glazed window and rear facing double glazed French doors with double glazed side panels which lead out to the rear garden. Access to the utility room.

Utility Room

Fitted with base units with work surfaces housing the inset stainless steel sink with mixer tap. There is a wall mounted boiler, a central heating radiator, space and plumbing for a washing machine and a side facing sealed unit door.

First Floor Landing

With a useful storage cupboard, airing cupboard and access to the loft.

Master Bedroom

A spacious dual aspect master bedroom with front and rear facing double glazed windows, two central heating radiator and access to the en-suite.

En-Suite Shower Room

Fitted with a low flush WC, a wash hand basin fitted into a vanity unit with mixer tap and a walk-in shower. There is tiling to the walls and floor, a heated towel rail, downlights to the ceiling and a front facing obscure double glazed window.

Bedroom Two

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

Bedroom Three

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

Bedroom Four

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

Bathroom

Fitted with a low flush WC, a wash hand basin fitted into a vanity unit with mixer tap, a walk-in shower and a freestanding bath with mixer tap. There is partial tiling to the walls, tiled flooring, a heated towel rail, extractor fan and a side facing obscure double glazed window.

Outside

To the front of the property there is a low maintenance paved garden with pebbled area and trees. There is a block paved driveway providing ample off road parking which leads to the double garage. To the rear of the property there is a good sized enclosed lawned garden with paved patio areas, various shrubs and plants to the borders and a covered pergola ideal for dining and entertaining.

Double Garage

18' 1" x 17' 8" (5.51m x 5.38m)

A generous space which could also be used as a home office or business subject to relevant permissions.

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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Hazelwood Gardens, Edenthorpe Doncaster

- GUIDE PRICE £460,000-£470,000
- ATTRACTIVE DUAL ASPECT LOUNGE
- MODERN LIVING DINING KITCHEN WITH INTEGRATED APPLIANCES
- UTILITY ROOM AND DOWNSTAIRS WC
- MASTER BEDROOM WITH EN-SUITE

Tenure: Freehold EPC Rating: B

Council Tax Band: F

guide price

£460,000-£470,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR126663 - 0004

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