





FABULOUS EXTENDED SEMI-DETACHED PROPERTY THAT IS SUPERB IN PRESENTATION OFFERING A MOVE IN READY FAMILY HOUSE. Positioned on Sunnyside in Edenthorpe, there are plenty of local amenities, supermarkets, primary/secondary schools and M18 access within easy reach. This delightful home in DN3 is sure to impress with excellent family accommodation in a sought after location, that briefly comprises of entrance hallway, lounge, kitchen/dining area, extended sun lounge, stairs, first floor landing, three lovely spacious bedrooms, bathroom with three piece suite, front garden, off street parking on the driveway, car port, garage and rear garden.

VIEWINGS ARE A MUST.

ENTRANCE HALL

6' 4" x 11' 7" (1.95m x 3.54m) The property is accessed via the front facing double glazed frosted door to the hallway, front facing double glazed window, radiator, alarm system and stairs to the first floor.

LOUNGE

11' 8" x 13' 10" (3.56m x 4.24m) Fabulous reception room with feature log burner, decorative fire surround, coving to the ceiling, radiator and front facing double glazed window.

KITCHEN

6' 4" x 10' 11" (1.94m x 3.33m) Open plan kitchen/dining space with a range of modern fitted cabinetry at both eye and base level, work surfaces incorporating a single and half bowl sink with drainer, partially tiled splash backs, four ring gas hob with extractor hood above, double electric oven, plumbing for a washing machine, spotlights, storage cupboard, side facing double glazed window and open access to the dining space.



DINING SPACE

10' 0" x 8' 7" (3.07m x 2.64m) Lovely family reception space perfect for dining with open access to the kitchen, open access to the sun room, radiator, spotlights and space for an American style fridge/freezer.

SUN ROOM

17' 8" x 6' 9" (5.39m x 2.07m) Overlooking the garden this additional reception space has versatile use with rear facing double glazed door, two rear facing double glazed windows, side facing double glazed window, side facing double glazed window, radiator and laminate flooring.

STAIRS

Leading from the entrance hallway to the first floor landing.

LANDING

6' 3" x 8' 2" (1.91m x 2.49m) Providing access to all bedrooms/bathroom, side facing double glazed window and a lift access point.

BEDROOM

11' 11" x 11' 9" (3.65m x 3.59m) Lovely double bedroom with fitted wardrobes, front facing double glazed window, radiator, spotlights and coving.







BEDROOM

10' 6" x 10' 5" (3.22m x 3.20m) Further spacious double bedroom, rear facing double glazed window, radiator, coving and built in storage.

EXTENDED BEDROOM

14' 6" x 10' 5" (4.44m max x 3.20m max) L-shaped room and benefits from two front facing double glazed windows, two radiators and a storage cupboard.



BATHROOM

5' 11" x 7' 0" (1.82m x 2.14m) Nicely presented bathroom with three piece suite comprising of a low flush WC, wash hand basin within a vanity unit, bath with glass bi-folding shower screen, shower unit is wall mounted, partially tiled walls, heated towel radiator, storage cupboard and rear facing double glazed frosted window.

FRONT GARDEN & DRIVEWAY

With open access to the block paved driveway leading beneath the car port, small front garden with lawn, border wall and side access to the rear garden via a gate.

CAR PORT

GARAGE

Single garage to the rear of the garden.

REAR GARDEN

Enclosed garden with side gate, raised paved patio, raised astro turf area and a fenced enclosure.

NOTES

FREEHOLD PROPERTY

COUNCIL TAX BAND: B

HEATING SYSTEM: GAS FIRED BOILER

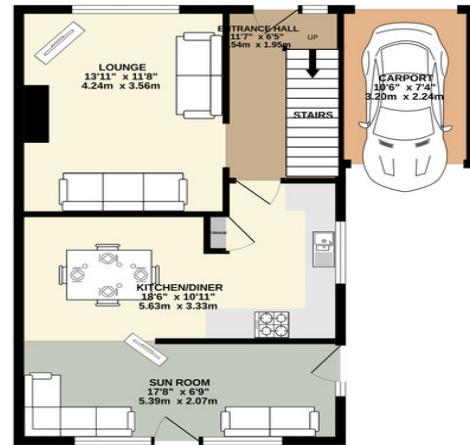
LAST SERVICE: 2025

ELECTRICS LAST CHECKED/ALTERED: 2014

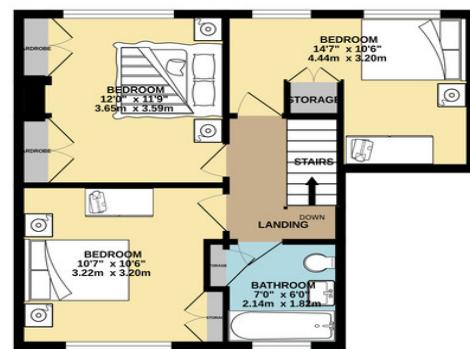
SERVICES: MAINS



GROUND FLOOR
601 sq.ft. (55.9 sq.m.) approx.



1ST FLOOR
481 sq.ft. (44.6 sq.m.) approx.



TOTAL FLOOR AREA : 1082 sq.ft. (100.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. Prospective buyers/tenants should be advised to make their own checks by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		

83 B

71 C