





**STUNNING MODERN THREE BEDROOM HOME IN EDENTHORPE ON SUNNYSIDE WITH HOT TUB INCLUDED.** You will not be disappointed when you view this modern home which has been dressed to impress all buyers and should be top of your list to view. Located in a popular established part of Edenthorpe within the catchment area to several schools an early inspection is definitely recommended. In brief this lovely home comprises of entrance hall, living room, open plan kitchen/diner with bi-folding doors to the garden, WC, landing, master bedroom with en suite shower room, two further bedrooms, bathroom, front/rear gardens and off street parking for two/three cars. **A SUPERB PROPERTY THAT HAS PLENTY TO OFFER.**

#### **ENTRANCE HALL**

4' 5" x 3' 8" (1.35m x 1.13m) This delightful semi-detached house should be viewed to be fully appreciated and is accessed via the front facing double glazed frosted door to the entrance hallway, with side facing double glazed window, radiator, alarm system and laminate flooring.

#### **LIVING ROOM**

15' 6" x 14' 7" (4.73m x 4.45m) A beautiful reception space which is spacious with open access to the stairs to the first floor, front facing double glazed window, radiator, telephone point, television point and an under stairs storage cupboard.

#### **KITCHEN/DINER**

15' 6" x 11' 7" (4.73m x 3.54m) Superb modern kitchen/dining area ideal for entertaining family and friends with bi-folding double glazed doors opening out on to the nicely landscaped gardens, lovely navy blue fitted kitchen units at eye and base level with square edge work surfaces and matching splash back, four ring gas hob with extractor hood above, electric single oven, integrated fridge/freezer,



plumbing for a washing machine, radiator, spotlights to the ceiling, laminate flooring and internal door to the downstairs WC.

### WC

6' 11" x 3' 2" (2.12m x 0.99m) Benefitting from a low flush WC, wash hand basin within a vanity unit, wall mounted mirror above the wash basin, tiled flooring, tiled splash back, heated towel radiator, extractor fan and a side facing double glazed frosted window.

### STAIRS

Leading from the living room to the first floor landing.

### LANDING

9' 7" x 6' 4" (2.94m x 1.95m) Providing access to all bedrooms/bathroom and benefitting from a side facing double glazed window, radiator, storage cupboard and a loft access point.

### MASTER BEDROOM

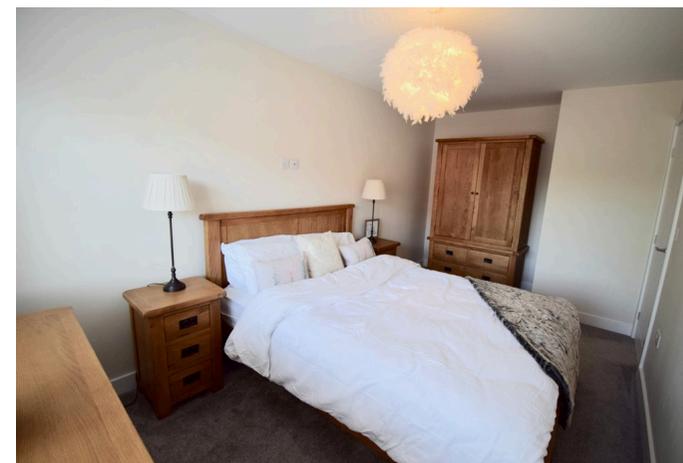
14' 2" x 8' 8" (4.33m x 2.66m) Lovely master bedroom with nicely presented en suite shower room, rear facing double glazed window, radiator and a television point.

### EN SUITE SHOWER

6' 4" x 4' 9" (1.95m x 1.46m) Comprising of a wash hand basin within a vanity unit, low flush WC, corner shower cubicle with electric shower unit, heated towel radiator, spotlights to the ceiling, tiled flooring, partially tiled walls and a rear facing double glazed frosted window.

### BEDROOM

12' 5" x 8' 8" (3.80m x 2.66m) Further spacious second double bedroom with front facing double glazed window, radiator and a television point.







### **BEDROOM**

6' 5" x 8' 11" (1.96m x 2.73m) Located at the front of the property with front facing double glazed window, radiator and television point.

### **BATHROOM**

6' 4" x 5' 7" (1.95m x 1.71m) Fantastic white three piece suite comprising of low flush WC, wash hand basin within a vanity unit, bath with shower screen mounted above, dual chrome shower head, partially tiled walls, tiled flooring, spotlights to the ceiling, extractor fan and a side facing double glazed frosted window.



### **FRONT GARDEN**

Small laid to lawn area with shrub beds that is enclosed with decorative wrought iron style fence and open access to the paved driveway.

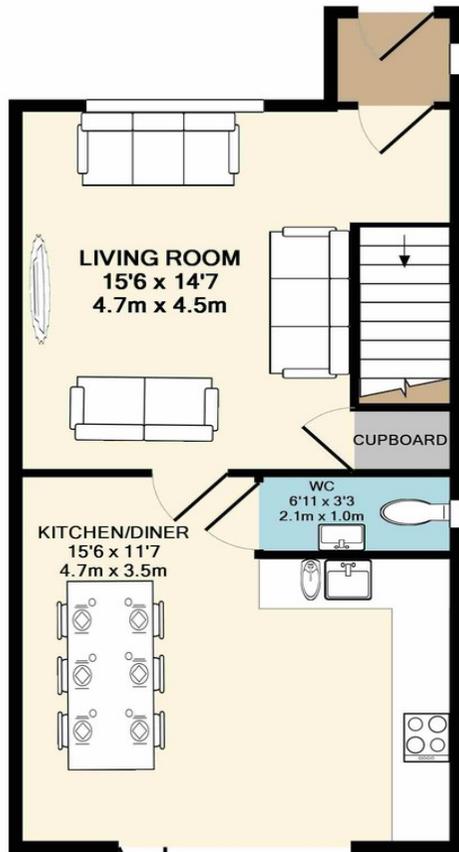
### **DRIVEWAY**

Paved off street parking available to the side of the property for two/three cars, plus a side access gate to the rear garden.

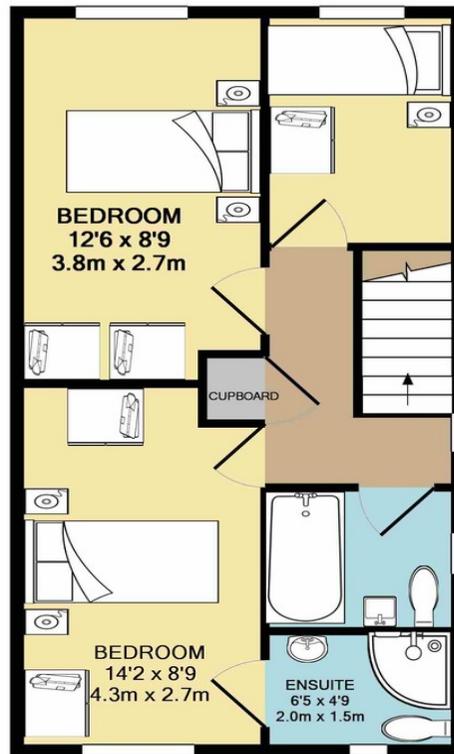
### **REAR GARDEN**

Pleasant rear garden that is fence enclosed, mainly laid to lawn with shrub bed borders, raised decking and hot tub included and a paved patio.





GROUND FLOOR  
APPROX. FLOOR  
AREA 474 SQ.FT.  
(44.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 455 SQ.FT.  
(42.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 929 SQ.FT. (86.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such 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



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92-100) <b>A</b>                           |                         | 95        |
| (81-91) <b>B</b>                            | 84                      |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

| Environmental (CO <sub>2</sub> ) Impact Rating                  |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92-100) <b>A</b>   |                         | 96        |
| (81-91) <b>B</b>  | 86                      |           |
| (69-80) <b>C</b>  |                         |           |
| (55-68) <b>D</b>  |                         |           |
| (39-54) <b>E</b>  |                         |           |
| (21-38) <b>F</b>  |                         |           |
| (1-20) <b>G</b>   |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |