





FABULOUS PROPERTY IN EDENTHORPE WITH THREE BEDROOMS, CONSERVATORY AND IMMACULATELY DECORATED. In this sought after village location, just a short walk to the local public house, supermarket and within two miles of M18, it has plenty to offer. In brief this delightful move in ready home boasts spacious family accommodation throughout and comprises of entrance hallway, living room, kitchen, conservatory, stairs, landing, three bedrooms, bathroom, off street parking and a pleasant rear garden. **THIS SHOULD BE TOP OF YOUR LIST IN DN3.**

ENTRANCE HALL

3' 9" x 7' 3" (1.16m x 2.23m) Providing access to this lovely family home in Edenthorpe via the front facing double glazed frosted door to the entrance hallway, radiator with cover, laminate flooring, door to the living room and stairs to the first floor.

LIVING ROOM

11' 2" x 16' 4" (3.41m x 4.98m) Beautiful reception space with central feature fireplace and electric fire, front facing double glazed window, storage cupboard beneath the stairs, laminate flooring, television point and a telephone point.

KITCHEN/BREAKFAST ROOM

14' 11" x 8' 9" (4.57m x 2.68m) Fabulous kitchen with a splash of navy blue colour throughout, fitted kitchen units at both eye and base level, square edge work surfaces incorporating a single bowl sink with drainer unit, four ring electric hob with extractor hood above, double electric oven, plumbing for a washing machine, space for a fridge/freezer, breakfast bar, radiator, rear facing double glazed window, rear facing double glazed French doors to the conservatory, spotlights to the ceiling and partially tiled walls.



CONSERVATORY

14' 6" x 12' 11" (4.42m x 3.96m) Stunning addition to the property which provides excellent versatile space for the family, currently utilised as a sitting/dining room enjoying views over the garden via the rear/side facing double glazed windows, side facing double glazed French doors lead to the patio, radiator, wall mounted electric heater and a laminate floor.

STAIRS

Leading from the entrance hallway to the first floor landing.

LANDING

6' 5" x 9' 3" (1.97m x 2.84m) Providing access to the bedrooms/bathroom, side facing double glazed window, loft access point and a storage cupboard above the stairs.

BEDROOM

7' 10" x 13' 6" (2.41m x 4.13m) Beautiful bedroom with mirror fronted sliding wardrobes, rear facing double glazed window and a radiator.

BEDROOM

7' 10" x 11' 7" (2.41m x 3.54m) Further double bedroom with front facing double glazed window and a radiator.

BEDROOM

6' 5" x 8' 9" (1.98m x 2.69m) Positioned at the front of the property the smallest of the three bedrooms with front facing double glazed window and a radiator.



BATHROOM

6' 5" x 6' 9" (1.96m x 2.07m) Superb bathroom with a three piece suite comprising of a low flush WC, wash hand basin within a vanity unit, bath with shower screen mounted above, electric shower unit, partially tiled walls, extractor fan, heated towel radiator and a side facing double glazed frosted window.





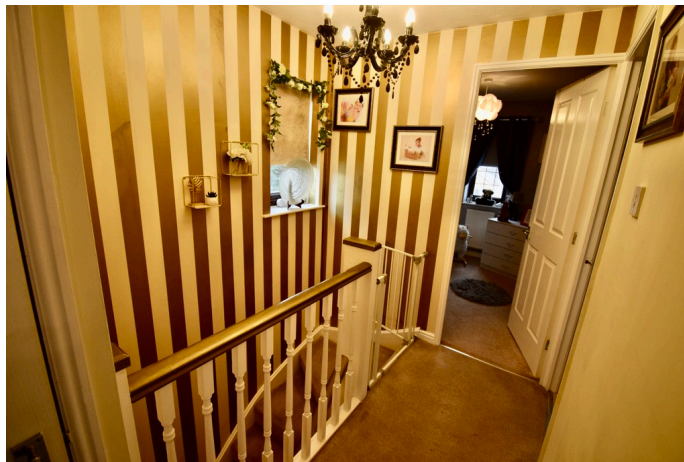


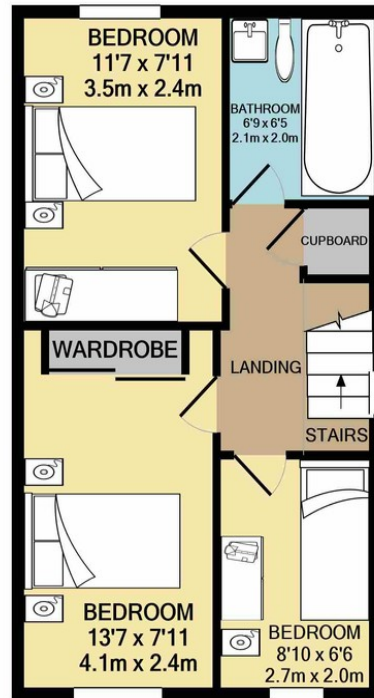
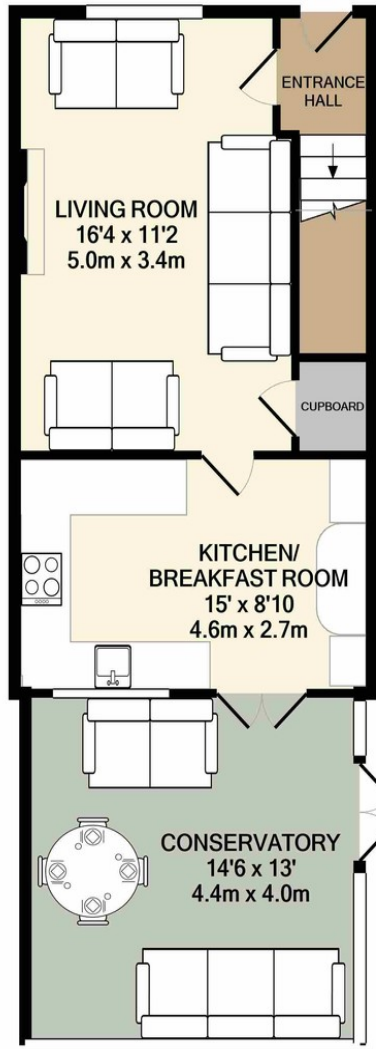
FRONT GARDEN & DRIVEWAY

Open access to the driveway providing off street parking, side access gate to the rear garden and small front slate area.

REAR GARDEN

Nicely landscaped rear garden with fence enclosure, paved patio, corner decking area, lawn area, shrub beds and a shed for garden storage.





1ST FLOOR
APPROX. FLOOR
AREA 358 SQ.FT.
(33.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 888 SQ.FT. (82.5 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
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		