



Athelstane Crescent, Edenthorpe Doncaster



welcome to

Athelstane Crescent, Edenthorpe Doncaster

This spacious four bedroom detached family home is situated in this sought after village location benefiting from a modern dining kitchen, utility room and ground floor WC, en-suite shower room and a good sized enclosed rear garden. Ideal for growing families!



Entrance Hall

With a front facing double glazed door, a central heating radiator and stairs which rise to the first floor.

Lounge

17' 11" x 10' 6" (5.46m x 3.20m)

With a front facing double glazed bay window, a central heating radiator and an electric feature fireplace.

Dining Kitchen

17' 5" x 21' 5" (5.31m x 6.53m)

fitted with a modern range of wall and base units with coordinating work surfaces housing the 1 1/2 bowl sink and drainer with mixer tap. The kitchen has a gas hob with extractor above, a built-in electric oven, an integrated dishwasher and space for a fridge-freezer. There is a central heating radiator, plinth lighting, under unit lighting, spotlights to the ceiling, a rear facing double glazed window and rear facing double glazed bay with French doors leading out to the rear garden. An open arch gives access to the utility room.

Utility Room

5' 10" x 4' 6" (1.78m x 1.37m)

Fitted with wall units and work surface beneath which is plumbing for a washing machine and dryer. There is a central heating radiator, a rear facing door leading out to the rear garden and access to the ground floor WC.

Ground Floor W.C.

Fitted with a low flush WC and a floating wall mounted wash hand basin with mixer tap, There is a central heating radiator, partial tiling to the walls and a side facing obscure double glazed window.

First Floor Landing

With a front facing double glazed window, an airing cupboard and a loft hatch with ladder which is boarded with light and power.

Bedroom One

16' 5" x 10' 5" (5.00m x 3.17m)

With a rear facing double glazed window, a central heating radiator, dressing area with fitted wardrobes and access to the en-suite shower room.

En-Suite Shower Room

Fitted with a low flush WC, a wash hand basin with mixer tap and a double shower cubicle with shower. There is tiling to the walls and floor, a heated towel rail, extractor fan and a side facing obscure double glazed window.

Bedroom Two

15' 3" x 10' 3" (4.65m x 3.12m)

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

Bedroom Three

10' 4" x 11' (3.15m x 3.35m)

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

Bedroom Four

10' 5" x 10' 11" (3.17m x 3.33m)

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

Bathroom

Fitted with a low flush WC, a wash hand basin with mixer tap, a shower cubicle with shower and a panelled bath with mixer tap. There is tiling to the walls, a central heating radiator and a rear facing obscure double glazed window.

Outside

To the front of the property there is a lawned garden with shrubs to the borders and a side access gate. There is a block paved driveway providing off road parking which leads to the integral garage. To the rear of the property there is a good sized enclosed lawned garden with patio areas and fencing to the perimeter.

Integral Garage

20' 4" x 10' 2" (6.20m x 3.10m)

With an up and over door and houses the boiler.



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Athelstane Crescent, Edenthorpe Doncaster

- DRIVEWAY AND GARAGE
- WELL-PRESENTED THROUGHOUT
- SOUGHT AFTER VILLAGE LOCATION
- CLOSE TO LOCAL AMENITIES, SHOPS AND TRANSPORT LINKS
- ATTRACTIVE KERB APPEAL

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: D

£300,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DCR126706 - 0002

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