



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 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.

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.



view this property online williamhbrown.co.uk/Property/DCR126663



welcome to

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



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/DCR126663



Property Ref:
DCR126663 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01302 327121



doncaster@williamhbrown.co.uk



4-5 Kingsway House, Hall Gate, DONCASTER,
South Yorkshire, DN1 3NX



williamhbrown.co.uk