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Edgbaston Way

Edlington, Doncaster, DN12 1SQ

Guide Price £210,000 - £220,000

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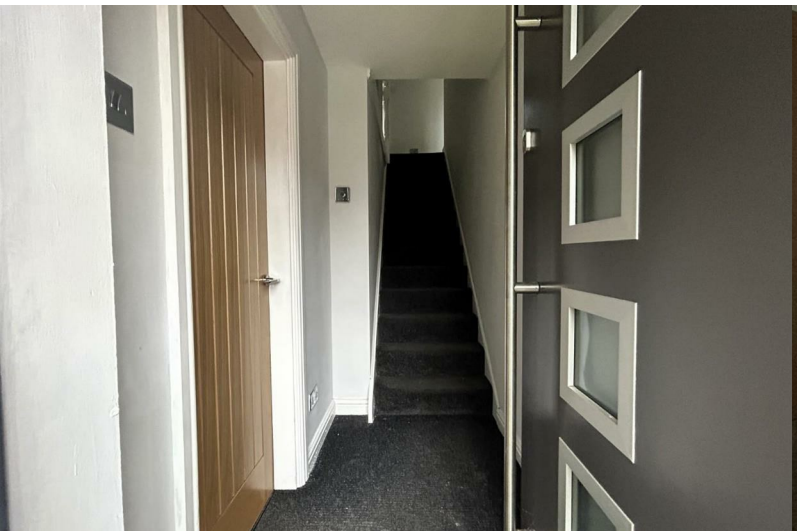

3 Edgbaston Way

Edlington, Doncaster, DN12 1SQ

Guide Price £200,000

Entrance Hall

Via a decorative composite door this opens in to the roomy entrance hall, ideal for coats and shoes, with staircase rising to first floor landing and door leading to the living room.

Living Room

17'4" x 9'11" (5.28m" x 3.02m")

Step inside the light and airy living room, with large bay style uPVC window to the front filling this room with natural light, neutrally decorated with decorative electric fire in place giving the room not only a focal point but a cosy feel, wall mounted radiator, aerial point in place and doors leading to storage cupboard and in to the kitchen finish this space.

Kitchen

14'7" x 8'9" (4.45m" x 2.67m")

The spacious and modern kitchen has an array of wall and base units fitted providing storage, contrasting wood effect work surface over with stainless steel sink, drainer and matching taps, integrated electric oven and hob with extractor fan over, purpose built breakfast bar, splash back tiles to walls, with two uPVC windows to the rear filling this room with natural light, with doors leading to the WC and utility room.

Utility

8'8" x 5'5" (2.64m" x 1.65m")

Great hide away for them washing days, the utility comprises of work surface matching kitchen, with splash back tiles to walls, plumbing and space for washing machine and dryer, the utility also houses the combi boiler for the home and uPVC door leads out to the rear.

WC

Handy to any busy house hold this room comprises of low flush WC, wash hand basin, wall mounted radiator and uPVC frosted window to the side elevation.

Family Room/Diner

17'4" x 8'5" (5.28m" x 2.57m")

This space was once the garage and is now converted in to a family room with many uses, this space could be a diner, a play room or even second living space, comprising of neutral décor, wall mounted radiator and uPVC window to the front.

Landing

From landing all doors lead to bedrooms and family bathroom.

Master Bedroom

12'4" x 14'7" (3.76m" x 4.45m")

Generously sized master bedroom with built in wardrobe providing that extra storage we all crave, neutrally decorated, wall mounted radiator, with bay style uPVC window to the front filling the room with natural light with door leading to the ensuite.

Ensuite

Ideal spot to relax the ensuite comprises of low flush WC, wash hand basin and shower unit, with wall mounted radiator and uPVC frosted window to the side elevation.

Bedroom Two

10'7" x 8'5" (3.23m" x 2.57m")

Further good sized double bedroom, neutrally decorated with wall mounted radiator and uPVC window to the rear.

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Bedroom Three

8'3" x 8'3" (2.51m" x 2.51m")

Small double or spacious single bedroom, comprising of wall mounted radiator and uPVC window to the front.

Bedroom Four

7'9" x 8'3" (2.36m" x 2.51m")

This room would be an ideal office, dressing room or single bedroom, neutrally decorated with wall mounted radiator and uPVC window to the rear.

Family Bathroom

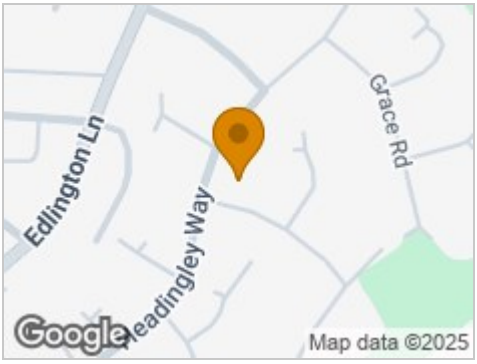
Perfect place to relax and unwind, the modern family bathroom comprises of three piece suite in white, having low flush WC, pedestal wash hand basin and bath, tiles to walls for easy clean, wall mounted radiator and uPVC frosted window to the rear finishes this room.

Exterior

The front offers great kerb appeal with well maintained driveway for off road parking, side lawn with established hedges to the boarders adding further privacy and path leading to front entrance.

The rear adds the wow factor with a hidden gem, having a large patio ideal for seating in the summer months, leading to a well maintained lawn and giving access to the wooden built lodge, this offers a great space for friends and family, used previously as a bar/cinema this could be a play room, gym or even office space, having power and lighting in place. The rear garden is fully enclosed.

Road Map



Hybrid Map

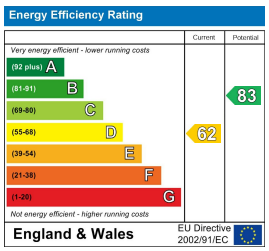
Terrain Map

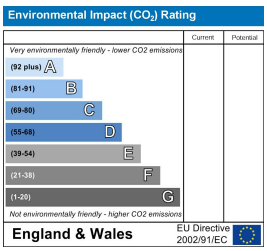
Floor Plan

Viewing

Please contact our Hunters Dearne Valley - Rotherham North Office on 01709 894440 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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