

**3 Bedroom(s), Detached House, Freehold**

**Edencroft Drive, Edenthorpe.**



- 3D Virtual Tour Available
- Breakfast Kitchen
- Conservatory
- Three Bedrooms
- Driveway Allowing for Off Road Parking

- Delightful Detached Family Home
- Lounge
- Ground Floor W/C
- Family Bathroom
- Rear Enclosed Garden

**£240,000**

**Reduced**

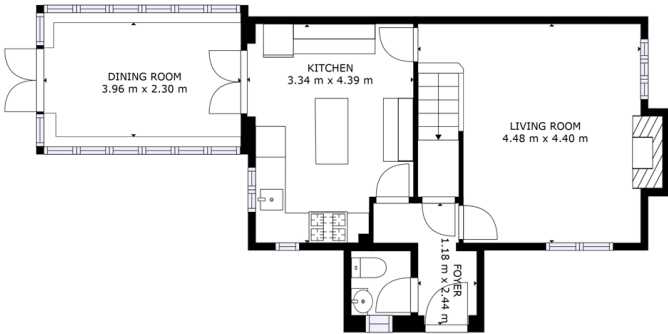
*Book your viewing today* Tel: 01302 247754

## Owner's View

3D Virtual Tour Available- Take a closer, more detailed look around via our 3D Virtual Tour! Don't forget that you can also check availability for viewings online via a visit to our website... Edencroft Drive in Edenthorpe is a truly delightful place to call home. This charming residence offers a welcoming atmosphere and a sense of community that's hard to beat. The quiet neighbourhood, well-kept gardens, and proximity to essential amenities make it an ideal choice for a comfortable and convenient lifestyle. With its warm, inviting interior and a location that combines tranquillity with accessibility, living here promises a peaceful and fulfilling experience. Hungerhill high school is in the door step and number of convenient stores are within a 3 minute walk, as well as Doctors, Dentist, comer shop, card shop and a cafe.

## Ground Floor

### Floor Plan



FLOOR 1

GROSS INTERNAL AREA:  
FLOOR 1: 26.10 m<sup>2</sup> FLOOR 2: 34.14 m<sup>2</sup>  
TOTAL: 60.24 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Lounge



## Breakfast Kitchen



## Conservatory

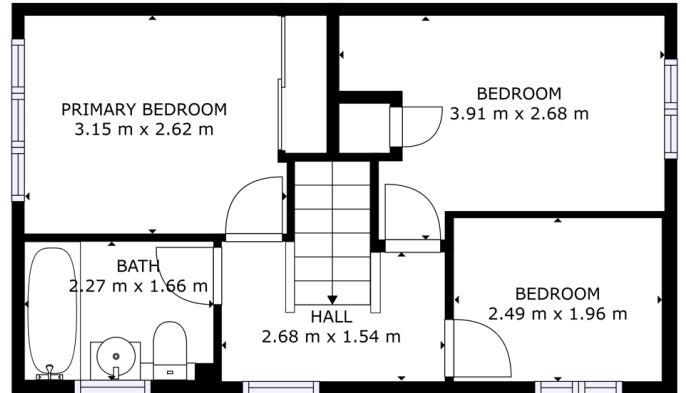


## Ground Floor W/C



## First Floor

## Floor Plan



FLOOR 2  
GROSS INTERNAL AREA  
FLOOR 1: 50 m<sup>2</sup> FLOOR 2: 34 m<sup>2</sup>  
TOTAL: 84 m<sup>2</sup>  
(SEEK ADDITIONAL INFORMATION ON APPROXIMATE ACTUAL MEASUREMENTS)



## First Bedroom



## Second Bedroom





**Third Bedroom**



**Bathroom**



**External**

**Front Aspect**



**Rear Garden**



**Property Information**

Council Tax Band - B

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - No

Average Annual Electricity Bills - £600

Average Annual Gas Bills - £600

Average Annual Water Bills - £480

Tenure - Freehold

Solar Panels - No



Space Heating System - Gas Boiler with radiators

Approximate Heating System Installation Date -

Water Heating System - Gas boiler with tank

Approximate Water Heating Installation Date -

Boiler Location - Ground floor w/c

Approximate Electrical System Installation Date -

Approximate Electrical System Test Date -

Fires/Heaters - Electric

Permanent Loft Ladder - No

Loft Insulation - Yes

Loft Boarded out - No

Whilst every effort is made to ensure that the information contained in these particulars is reliable, they do not constitute or form part of an offer or any contract. The Property Hive accept no liability for the accuracy of the contents, and therefore they should be independently verified by prospective buyers or tenants before agreeing an offer. All measurements provided are approximate and should be verified before exchange of contracts. No appliances, fixtures or fittings have been tested and should be checked by the buyer before exchange of contracts to ensure they are in good working order.

## Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	