

3 Bedroom(s), Semi-Detached House, Freehold

Far Field Close, Edenthorpe, Doncaster.



- 3D Virtual Tour Available
- Kitchen Diner
- Ground Floor W/C
- Family Bathroom
- Garage and Driveway

- Three Bedroom Semi Detached Family Home
- Conservatory
- Lounge
- Rear Enclosed Garden
- Local Amenities, Schools and Transport Links

**Offers in Region of
£210,000
For Sale**

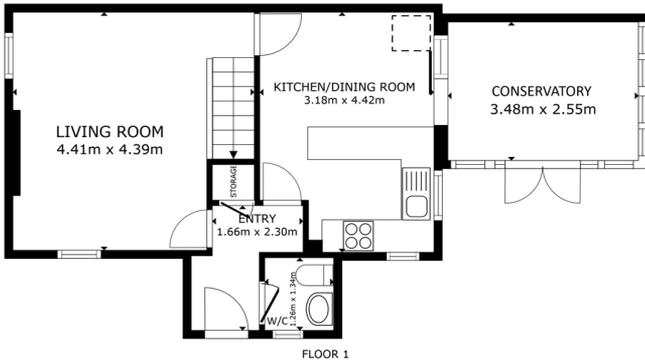
Book your viewing today Tel: 01302 247754

Owner's View

Situated in the popular area of Edenthorpe, this well-presented 3-bedroom semi-detached home offers convenience, comfort, and excellent local amenities. The property features a spacious entry hall leading to a modern kitchen diner, perfect for family meals and entertaining. The lounge provides a cosy space to relax, while the conservatory offers an additional bright and airy living area overlooking the rear enclosed garden. A ground floor W/C adds extra practicality. Upstairs, there are three well-proportioned bedrooms and a family bathroom, making this an ideal home for families or professionals alike. Externally, the home benefits from a driveway and garage, ensuring ample parking and storage. Located close to shops, well-regarded schools, and excellent transport links, including easy access to the motorway and bus routes, this property is perfect for those seeking convenience and a great community setting.

Ground Floor

Floor Plan



GROSS INTERNAL AREA
FLOOR 1: 47.2 sq. m FLOOR 2: 8.0 sq. m
TOTAL: 55.2 sq. m

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport



Kitchen Diner



Lounge



Conservatory

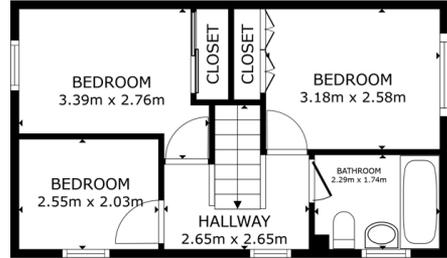


W/C



First Floor

Floor Plan



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 47.5 m² FLOOR 2 24.0 m²
 TOTAL: 71.5 m²
SIZES AND CORRIDOR ARE APPROXIMATED. ACTUAL MAY VARY.



Master Bedroom



Bedroom



Bedroom



Family Bathroom



Externals

Front Aspect



Rear Garden



Property Information

- Council Tax Band - B
- Utilities - Mains Gas, Mains Electricity, Mains Water
- Water Meter -
- Tenure -
- Solar Panels -
- Space Heating System -
- Approximate Heating System Installation Date -
- Water Heating System -
- Approximate Water Heating Installation Date -
- Boiler Location -



Approximate Electrical System Installation Date -

Permanent Loft Ladder -

Loft Insulation -

Loft Boarded out -

Are you aware of any building defects, safety issues or hazards at the property? - No

Are you aware of any restrictions on the use of the property which would impact a buyer's general use of the property or land? For example, conservation area, listed building, rights of access, restricted covenants, etc. - No

Are you aware of any known risk to flooding at the property? - No

Are you aware of any planning permission or proposed development affecting the property or immediate locality? - No

Has the property been adapted, or benefit from any accessibility features? - 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+) A		
(81-91) B		86
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 