

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

**Elmdale Drive, Edenthorpe, Doncaster.**



- 3D Virtual Tour Available
- Renovated and Beautifully Presented Detached Bungalow
- Modern Breakfast Kitchen with High Quality Finishings and Integral Appliances
- Contemporary Family Bathroom
- Driveway and Garage

- No Chain
- Three Bedrooms
- Spacious Lounge
- Rear Enclosed Garden
- Local Amenities and Transport Links

**£325,000**  
**For Sale**

*Book your viewing today* Tel: 01302 247754

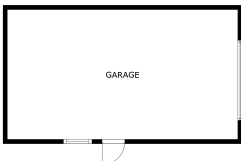


## Owner's View

A large and spacious 3 bed detached bungalow fully renovated to a high specification including a modern kitchen with integrated appliances and a spacious bathroom with easy access shower.

## Internals

### Floor Plan



FLOOR PLAN

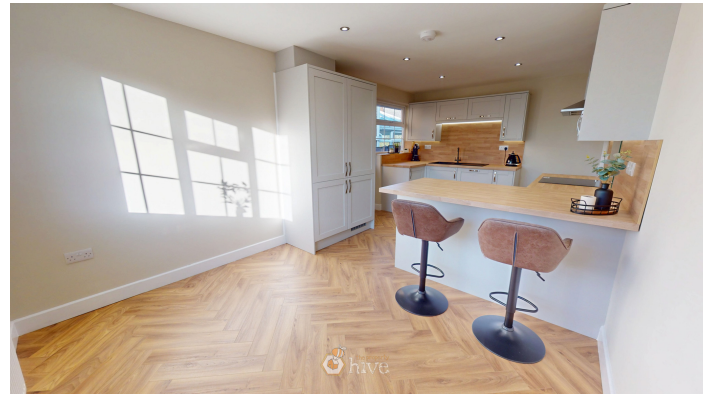
GROSS INTERNAL AREA  
FLOOR PLAN 87.7 sq ft  
ENCLOSURE AREA: GARAGE 37.8 sq ft  
TOTAL: 125.5 sq ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



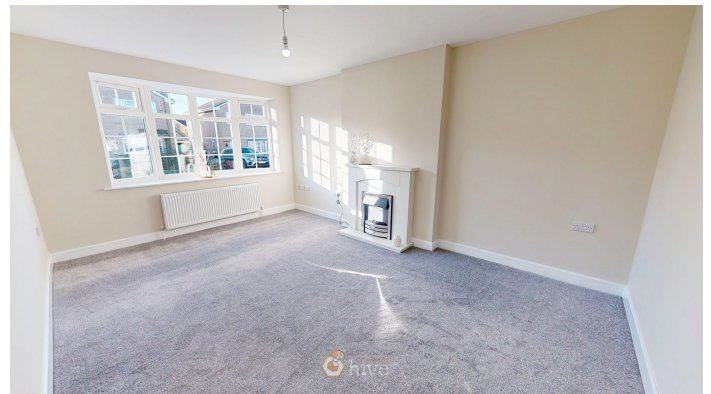
### Entry



### Breakfast Kitchen



### Lounge





## Master Bedroom



## Bedroom



## Bedroom



## Bathroom



## Externals

### Front Aspect



### Rear Garden



## Property Information

Council Tax Band - C

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators

Approximate Heating System Installation Date - 12/1/2017





Water Heating System - Gas boiler (Combi)

Approximate Water Heating Installation Date -

Boiler Location - Kitchen

Approximate Electrical System Installation Date - 12/3/2025

Permanent Loft Ladder - Yes

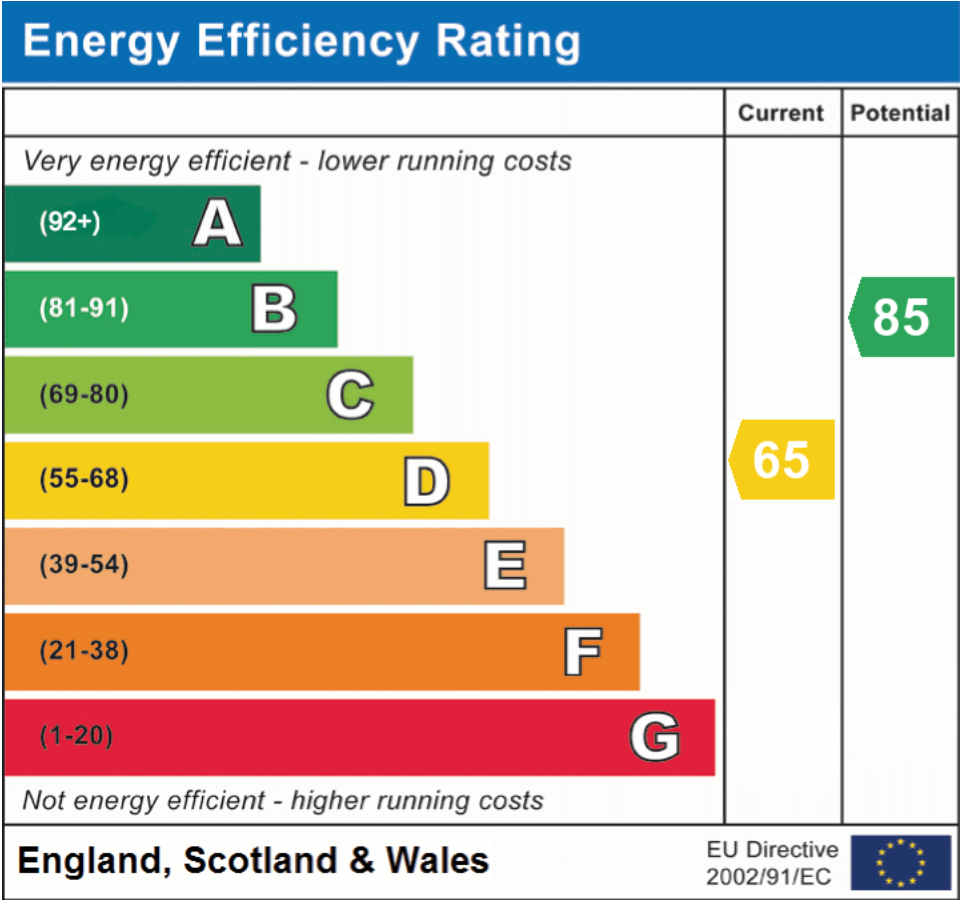
Loft Insulation - Yes

Loft Boarded out – Yes

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



All measurements provided are approximate and should be verified before exchange of contracts. No appliances have been tested and should be checked to ensure they are in good working order.