

The Boulevard, Doncaster

£255,000

Take a look at this 3 bedroom detached bungalow, situated on a large corner plot in the popular village of Edenthorpe, Doncaster. The property benefits from a dual aspect lounge, kitchen/breakfasting room, 2 bathrooms and detached garage with workshop. To view this property, contact 3Keys Property today 01302 867888.

- 3 BEDROOM DETACHED BUNGALOW
- EDENTHORPE VILLAGE
- KITCHEN/DINER WITH INTEGRATED APPLIANCES
- 2 BATHROOMS
- DETACHED GARAGE AND WORKSHOP/UTILITY AREA

- LARGE CORNER PLOT
- OFFERED IN GOOD CONDITION THROUGHOUT
- SPACIOUS LOUNGE WITH FRENCH DOORS ONTO GARDEN
- WRAP AROUND GARDENS
- SITUATED CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS

PROPERTY DESCRIPTION

3Keys Property are delighted to offer for sale this 3 bedroom detached bungalow, situated on a large corner plot in Edenthorpe, Doncaster. The property benefits from entrance porch, hallway, separate lounge with French doors onto the rear garden, 2 bathrooms, a spacious kitchen/breakfasting room, detached garage with workshop/utility area and driveway for additional parking. The 3rd bedroom could be used as an office depending on the needs of the buyer. The gardens quite literally wrap around this bungalow giving the keen gardener plenty of opportunities to enhance their gardening skills or space to design something low maintenance.

ACCOMMODATION

Entrance porch with vinyl floor covering, wall light, wood panelled walls and ceiling and door leading to inner hallway. The hallway has carpet to the floor, radiator and single pendant light fitting. The hallway gives access to 2 bedrooms, bathroom, lounge and kitchen/breakfast room.

The lounge has a lovely front aspect bow window and rear aspect French doors which help to flood this room with light. A feature gas fire with surround, fitted with carpet to floor, radiator, single pendant light fitting and wall light. The kitchen/breakfasting room is fitted with floor and wall units with contrasting work tops and integrated appliances which include oven, gas hob and extractor hood. There is a rear aspect window overlooking the garden and access to the inner hallway which leads to the 3rd bedroom and rear door to garden. The kitchen has space for a dining table, a large pantry with shelving, plumbing for washing machine and dryer, radiator, vinyl floor covering and single pendant light fitting.

Master bedroom is a large front aspect room with bow window, carpet to floor, single pendant light fitting and radiator. Bedroom 2 is also a double bedroom with side aspect window, carpet to floor, radiator and single pendant light fitting. Fully tiled family bathroom has a rear aspect obscure glass window and is fitted with a white suite comprising of hand basin with vanity unit, disabled access bath tub with hand held shower, wc, radiator, store cupboard, spot lights and tiled floor.

Bedroom 3 has a front aspect window, fitted wardrobes, vinyl floor covering, radiator and single pendant light fitting. There is access to an ensuite shower room which is fully tiled with walk in shower, hand basin, wc, single pendant light fitting, spot lights, radiator and rear aspect window. Bedroom 3 could also be used as an office/study depending on the needs of the buyer.

EXTERNAL

To the front of the property is a large garden which extends to the rear of the property. The garden is well stocked with a variety of shrubs and trees and paving which surrounds the bungalow. There is a block paved driveway and detached garage which has power and lighting with a pedestrian door giving access from the rear garden. There is also a workshop/utility to the rear with power and lighting.

The rear garden is mainly laid to lawn with patio areas to ensure you capture the sun in this south facing garden with shrubs and trees throughout.

The property is well located for access to local amenities and transport links. Motorway access is easy and shopping centres such as Wheatley Hall Road and the city centre are within easy reach by car or local transport. To view this property, contact 3Keys Property today 01302 867888.

PORCH

HALLWAY

KITCHEN/BREAKFASTING ROOM

4.66m x 3.98m (15' 3" x 13' 1")

LOUNGE

3.63m x 5.08m (11' 11" x 16' 8")

BEDROOM 1

4.29m x 3.17m (14' 1" x 10' 5")

BEDROOM 2

3.22m x 2.69m (10' 7" x 8' 10")

BEDROOM 3/STUDY

2.36m x 3.14m (7' 9" x 10' 4")

EN SUITE

2.27m x 1.46m (7' 5" x 4' 9")

BATHROOM

3.18m x 1.66m (10' 5" x 5' 5")

ADDITIONAL INFORMATION

Council Tax Band – C

EPC rating – E

Tenure – Freehold

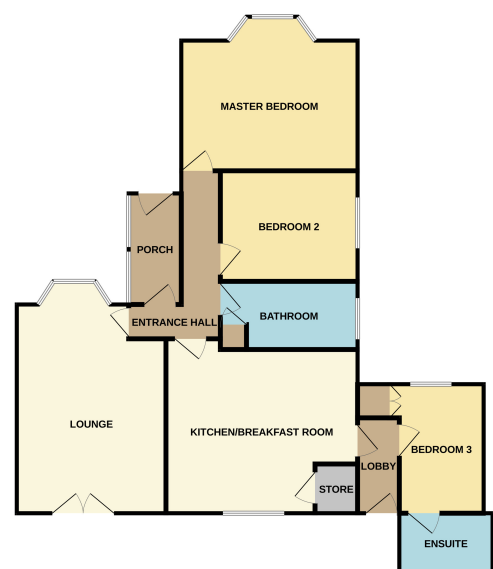
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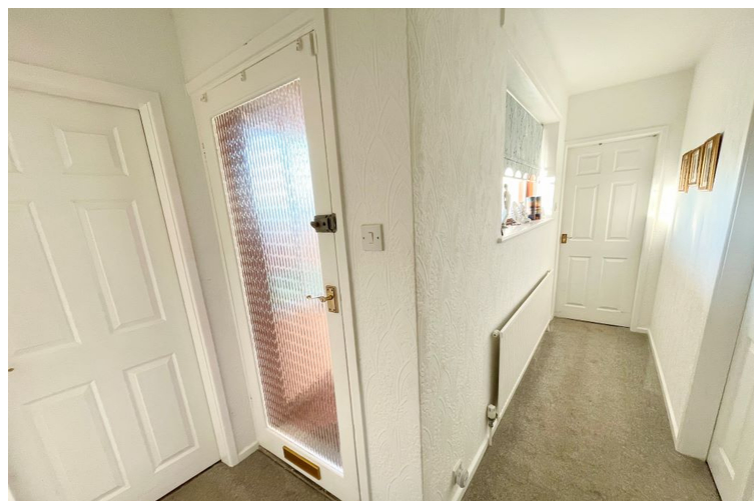
Offer P

To make an offer, please contact the estate agent by an independent discharge agent.

GROUND FLOOR
945 sq.ft. (87.8 sq.m.) approx.



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TOTAL FLOOR AREA: 945 sq. ft. (87.8 sq. m.) approx.
Whilst every effort has been made to ensure the accuracy of the floor area information, measurements of areas, volumes, weights and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for general information only. The vendor, agent and any other person who has been involved in the preparation of this plan do not warrant or guarantee the accuracy of the information provided. Measurements are taken to the best of our knowledge and no guarantee is made with respect to the accuracy of the information provided.