

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

**Elmdale Drive, Edenthorpe.**



- 3D Virtual Tour Available
- Spacious and Bright Lounge/Diner
- Spacious Plot and Frontage
- Kitchen

- Three Bedroom Detached Bungalow
- Family Bathroom
- Driveway and Detached Garage
- Many Local Amenities and Schools

**£285,000**  
**For Sale**

*Book your viewing today* Tel: 01302 247754

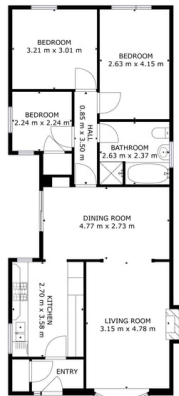


## Owner's View

Nestled on the highly sought-after Elmdale Drive in Edenthorne, this charming 3-bedroom detached bungalow offers a superb opportunity for comfortable single-level living. Set on a spacious plot, the property benefits from generous outdoor space, a private driveway, and a detached garage, providing ample off-road parking and storage. With its practical layout, ample outdoor space, and excellent location, this bungalow is an excellent choice for those looking for a well-maintained home with potential to personalize. Don't miss the opportunity to make this your new home.

## Internal

### Floor Plan



FLOOR 1

GROSS INTERNAL AREA  
TOTAL: 80 m<sup>2</sup>

Matterport

### Kitchen



### Dining Area



### Lounge







**Master Bedroom**



**Bedroom**



**Family Bathroom**



**Bedroom**

**Externals**





**Front Aspect**



**Garage**



**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 -

Water Heating System - Gas boiler (Combi)

Approximate Water Heating Installation Date -

Boiler Location - Cupboard next to front door

Approximate Electrical System Installation Date -

Permanent Loft Ladder - No

Loft Insulation - Yes

Loft Boarded out - No

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

