

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

**Fothergill Drive, Edenthorpe, Doncaster.**



- 3D Virtual Tour Available
- Three Bedroom Detached Family Home
- Conservatory
- Kitchen
- Spacious Driveway and Garage

- No Chain
- Open Plan Reception Spaces for Lounge and Dining Area
- Ground Floor W/C
- En Suite to Master Bedroom and Family Bathroom
- Rear Enclosed Garden

**£200,000**  
**For Sale**

*Book your viewing today* Tel: 01302 247754

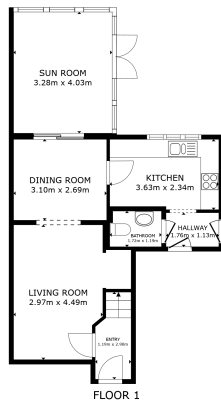


## Owner's View

Quiet area of Edenthorpe, in walking distance to amenities including the Eden Arms pub and Tesco. 10 mins drive to M18. The property resides next to farm land and has lovely views over the fields, great for walkers and dog walking. The property is fully alarmed and has CCTV included in the sale.

## Ground Floor

### Floor Plan



GROSS INTERNAL AREA  
FLOOR 1: 55.5 sq. ft. FLOOR 2: 44.6 sq. ft.  
TOTAL: 100.1 sq. ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



### Entry



### Kitchen



### Lounge and Dining Area







the property  
hive

We make it happen.

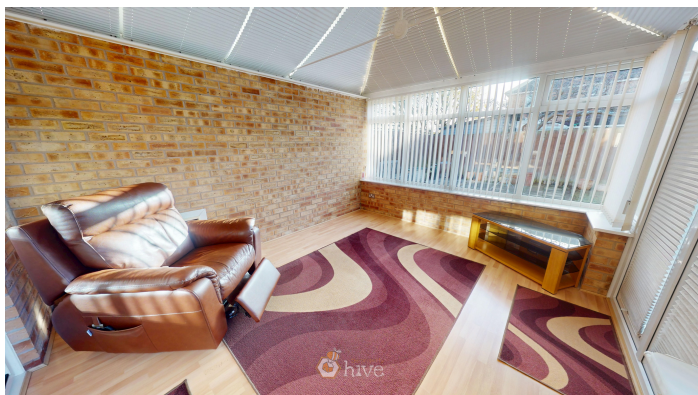
Tel: 01302 247754

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Web: [www.thepropertyhive.co.uk](http://www.thepropertyhive.co.uk)



Conservatory

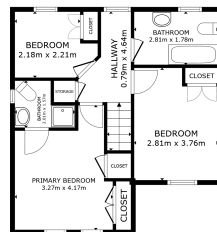


W/C



First Floor

Floor Plan



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1: 132.8 sq ft FLOOR 2: 44.6 sq ft  
TOTAL: 177.4 sq ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport

Master Bedroom & En Suite







**Bedroom**



**Bathroom**



**Bedroom**



**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 -

Water Heating System - Gas boiler (Combi)

Approximate Water Heating Installation Date -

Boiler Location - Garage

Approximate Electrical System Installation Date -

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.

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## Energy Performance Certificate

