

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

**Elmdale Drive, Edenthorpe, Doncaster.**



- 3D Virtual Tour Available
- Spacious Driveway and Frontage
- Open Plan Lounge And Dining Room
- Family Bathroom with W/C Separate
- Popular Location in Edenthorpe

- Three Bedroom Detached Family Home with Potential
- Rear Enclosed Garden
- Kitchen
- Attached Garage
- Local Schools and Amenities

**£220,000**  
**For Sale**

*Book your viewing today* Tel: 01302 247754



## Owner's View

Nestled in the sought-after residential area of Edenthorpe, this three-bedroom detached family home on Elmdale Drive offers a fantastic opportunity for buyers looking to add their own personal touch. With great potential for updating, this property is perfect for growing families or those seeking a home with scope to improve and add value. The property welcomes you with a cosy entrance hall leading to a spacious lounge-diner, seamlessly connected by a charming archway, creating a sociable and versatile living space. The kitchen offers access to the enclosed rear garden, ideal for families and entertaining. Upstairs, the home features three well-proportioned bedrooms, a family bathroom, and a separate WC, adding convenience for busy households. Additional benefits include an attached garage, a private driveway for off-street parking, and a fully enclosed rear garden – perfect for children, pets, or garden enthusiasts. Located close to local schools, shops, and transport links, this home is ideally positioned for family life with everyday essentials within easy reach.

## Ground Floor

### Floor Plan

### Entry



### Lounge Diner



### Kitchen



## First Floor

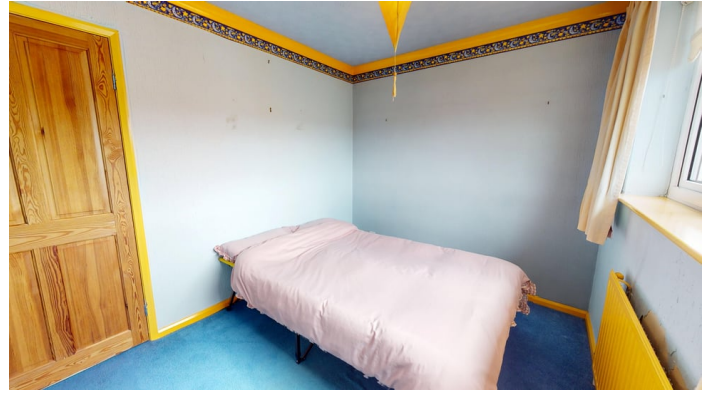
### Floor Plan



## Master Bedroom



## Bedroom



## Bedroom



## Family Bathroom



## Separate W/C





## Externals

### Front Aspect



### Rear Garden



Approximate Heating System Installation Date -

Water Heating System - Gas boiler (Combi)

Approximate Water Heating Installation Date -

Boiler Location - Bathroom

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.

## Property Information

Council Tax Band - C

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Tenure - Freehold

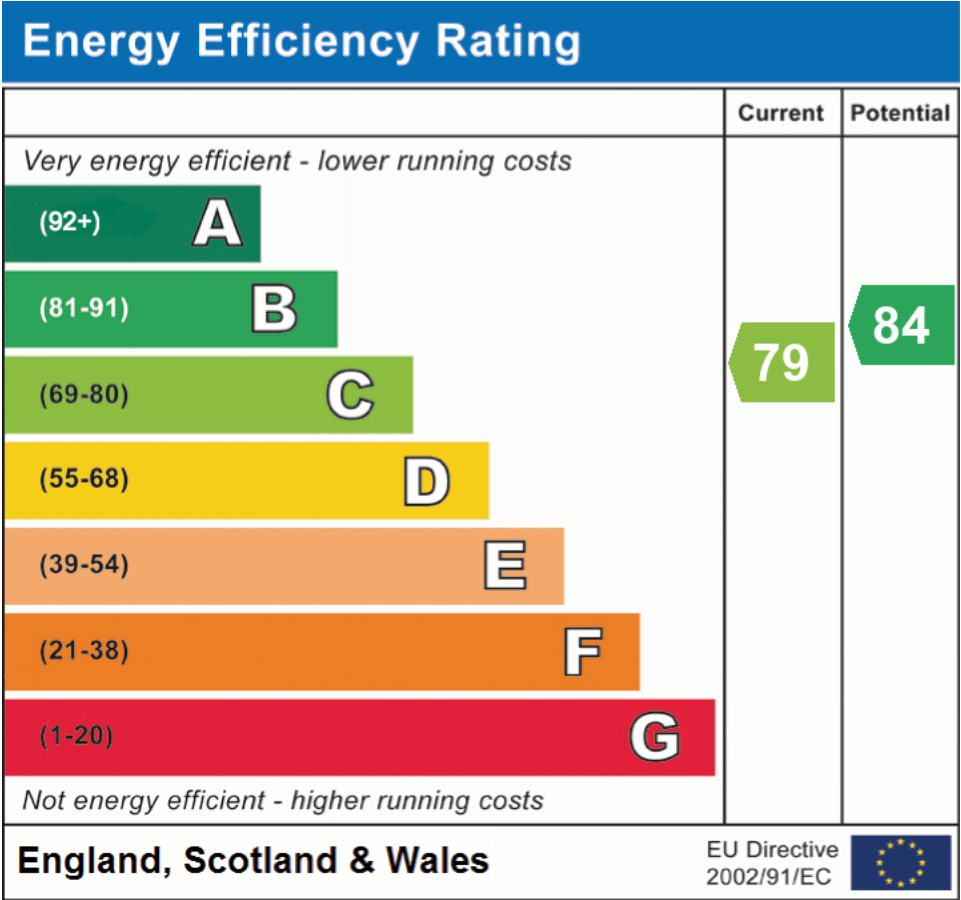
Solar Panels - Yes (There is a lease agreement with a third party)

Space Heating System - Gas Boiler with radiators

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## Energy Performance Certificate



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