

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

**Long Field Drive, Edenthorpe.**



- 3D Virtual Tour Available
- Kitchen and Utility Area
- Conservatory
- Four Bedrooms En Suite to Master
- Garage and Driveway Allowing for Two Cars To Park

- Well Presented Detached Family Home
- Two Reception Rooms
- Ground Floor W/C
- Family Bathroom
- Rear enclosed Garden

**£289,000**  
**For Sale**

*Book your viewing today* Tel: 01302 247754

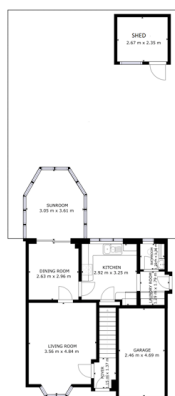


## Owner's View

3D Virtual Tour Available- Take a closer, more detailed look around via our 3D Virtual Tour! Don't forget that you can also check availability for viewings online via a visit to our website... The house has been a good family home. It is well positioned in a quiet, open cul-de-sac and has provided a safe environment for our children to play in their younger years. In more recent years, the front drive and garden has provided enough space to park 4 cars. The shed and garage have power and lights, and there are also dusk to dawn lights fitted to the front, side and rear of the property. Tesco's and the Eden Arms are only a 5 minute walk and the nearest infant and junior schools are just a 10 minute walk away. There are many other shops and facilities quite close by making Edenthorpe a village where you will want to stay. It's time for us to move on so we're now looking for a bungalow - in Edenthorpe !.

## Ground Floor

### Floor Plan



GROUND FLOOR AREA:  
LIVING ROOM: 16.0m x 2.5m  
KITCHEN: 10.0m x 2.5m  
DINING ROOM: 10.0m x 2.5m  
BEDROOM: 10.0m x 2.5m  
BATHROOM: 5.0m x 2.5m  
GARAGE: 10.0m x 2.5m  
TOTAL: 61.0m<sup>2</sup>

Matterport

## Kitchen



## Utility Room



## Lounge



## Dining Room



## Conservatory

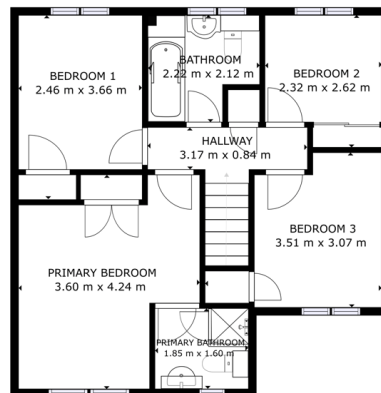


## Ground Floor W/C



## First Floor

### Floor Plan



GROSS INTERNAL AREA:  
 GROUND FLOOR: 86.77 sq. m. SECOND FLOOR: 45.11 sq. m.  
 EXCLUDED AREA: PORCH: 15.20 sq. m. GARAGE: 11.85 sq. m.  
 TOTAL: 158.88 sq. m.  
 GROSS AREA EXCLUDING GARAGE AND PORCH: 131.78 sq. m.

**Matterport**

## Master Bedroom







**En Suite**



**Second Bedroom**



**Third Bedroom**



**Fourth Bedroom**



**Family Bathroom**





## External



## Front Aspect



## Rear Garden



## Property Information

Council Tax Band - D

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Average Annual Electricity Bills - £1588 (current annual bill)

Average Annual Gas Bills - £900 (current annual bill)

Average Annual Water Bills - £528 (current annual bill)

Tenure - Freehold



Solar Panels - No

Space Heating System - Gas Boiler with radiators

Approximate Heating System Installation Date - Boiler - March 2022

Water Heating System - Gas boiler with tank

Approximate Water Heating Installation Date - Boiler March 2022

Boiler Location - Kitchen Utility Area

Approximate Electrical System Installation Date -

Approximate Electrical System Test Date -

Fires/Heaters - Electric

Permanent Loft Ladder - Yes

Loft Insulation - Yes

Loft Boarded out - Partially with Lighting





# *We make it happen.*

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## Energy Performance Certificate

