



Arlott Way, Edlington Doncaster

welcome to

Arlott Way, Edlington Doncaster

GUIDE PRICE £225,000-£250,000. Located in the popular location of Edlington is this spacious four bedroom detached family home which benefits from front and rear gardens, off road parking and a garage. Ideally situated close to a host of local amenities and excellent transport links.



Entrance Hall

With a front facing sealed unit door, laminate flooring, a door which gives access to the garage and a useful storage cupboard.

Ground Floor W.C

Fitted with a low flush W.C, a wash hand basin, laminate flooring and a side facing obscure double glazed window.

Lounge

A spacious lounge with rear facing double glazed French doors which give access to the rear patio and garden beyond. There is laminate flooring, a feature fireplace housing the gas coal effect fire, coving to the ceiling and a central heating radiator.

Dining Room

A versatile room which could cater as a formal dining room, a home office or play room. There is a front facing double glazed window, a central heating radiator and laminate flooring.

Breakfast Kitchen

Fitted with a range of wall and base units with coordinating work surfaces housing the 1 1/2 bowl sink and drainer with mixer tap. The kitchen has a five ring gas hob with extractor above, an electric double oven and grill and an integrated fridge and dishwasher. There is laminate flooring, a rear facing double glazed window, a rear facing door and a central heating radiator.

First Floor Landing

With a side facing double glazed window, a storage cupboard and access to the loft via a hatch.

Bedroom One

With two front facing double glazed windows, fitted wardrobes, a central heating radiator and access to the en-suite shower room.

En-Suite Shower Room

Fitted with a low flush W.C, a wash hand basin with mixer tap and a shower cubicle with shower. There is a front facing obscure double glazed window, complimentary tiling and a central heating radiator.

Bedroom Two

A double room with a rear facing double glazed window, a central heating radiator and fitted wardrobes.

Bedroom Three

With a rear facing double glazed window, a central heating radiator and fitted wardrobes.

Bedroom Four

With a front facing double glazed window, fitted wardrobes and a central heating radiator.

Bathroom

Fitted with a low flush W.C, a wash hand basin with mixer tap and a bath with shower over. There is a side facing obscure double glazed window, tiling to the floor and an extractor fan.

Outside

To the front of the property a driveway provides ample off road parking and leads directly to the integral garage. The enclosed rear garden is predominantly laid to lawn and features a patio area perfect for outdoor dining and entertaining, along with a useful garden shed for additional storage.

Integral Garage

With an up and over door.



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Arlott Way, Edlington Doncaster

- GUIDE PRICE £225,000-£250,000
- OFF ROAD PARKING AND INTEGRAL GARAGE
- ENCLOSED GARDEN TO REAR
- POPULAR LOCATION
- SPACIOUS LOUNGE

Tenure: Freehold EPC Rating: D

Council Tax Band: C

guide price

£225,000-£250,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR126988 - 0002

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william h brown



01302 327121



doncaster@williamhbrown.co.uk



4-5 Kingsway House, Hall Gate, DONCASTER,
South Yorkshire, DN1 3NX



williamhbrown.co.uk