



Eleanor Court, Edenthorpe Doncaster

welcome to

Eleanor Court, Edenthorpe Doncaster

Looking for a spacious bespoke family home which makes a statement? Look no further! Situated in this sought after location is this stunning family home with an open plan dining kitchen, a beautiful garden room and a landscaped rear garden.



Entrance Hall

With a front facing upvc external door, a front facing double glazed window, a central heating radiator, karndeian flooring and stairs which rise to the first floor.

Ground Floor W.C.

Fitted with a low flush WC and a counter top wash hand basin with mixer tap and splashback tiling. There is a front facing obscure double glazed window and a heated towel rail.

Lounge

With a front facing double glazed bay window, coving to the ceiling, a central heating radiator and a modern fire surround with log effect fire. Double doors give access to the dining room and kitchen.

Dining Room

With a central heating radiator, karndeian flooring, area for a dining table and chairs, open access through to the garden room and access to the dining kitchen.

Dining Kitchen

Fitted with a range of high gloss wall and base units with coordinating granite work surfaces housing the 1 1/2 bowl sink and drainer with mixer tap. The kitchen has an integrated dishwasher, space for a Range master cooker with extractor above and space for an American style fridge-freezer. There is under unit lighting, karndeian flooring, coving and spotlights to the ceiling, open access through to the garden, a rear facing double glazed window, access to the utility room and external door leading out to the rear garden

Utility Room

Fitted with wall and base units with work surface housing the stainless steel sink and drainer with mixer tap. There is splashback tiling, plumbing for a washing machine, housing for a fridge-freezer, tiled flooring, spotlights to the ceiling and access to the store.

Garden Room

A stunning room overlooking the rear garden with rear and side facing double glazed windows and rear facing patio doors leading out to the garden. There is karndeian flooring, two central heating radiators and wall light points.

First Floor Landing

A spacious galleried landing with an airing cupboard, dado rail, coving to the ceiling and access to the loft.

Master Bedroom

A generous master bedroom with a rear facing double glazed window, spotlights to the ceiling, a central heating radiator, karndeian flooring, access to the en-suite and sliding mirrored doors giving access to the walk-in wardrobe.

Walk-In Wardrobe

En-Suite Shower Room

Fitted with a low flush WC, a wash hand basin fitted into a vanity unit with mixer tap and a walk-in shower. There is tiling to the walls, karndeian flooring, downlights to the ceiling, a heated towel rail and a rear facing obscure double glazed window.

Bedroom Two

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

Bedroom Three

A double room with a front facing double glazed window and a central heating radiator.

Bedroom Four

A double room which is currently used as a home office with a front facing double glazed window, spotlights to the ceiling and a central heating radiator.

Bathroom

Fitted with a low flush WC, a wash hand basin fitted into a vanity unit with mixer tap, a double ended bath with mixer tap and a walk-in shower. There is tiling to the walls and floor, a heated towel rail, downlights to the ceiling and a front facing obscure double glazed window.

Outside

To the front of the property there is an open plan lawned garden with slate features and a block paved driveway providing off road parking which leads to the store. To the rear of the property there is a stunning landscaped lawned garden with an abundance of shrubs, plants and flowers. The rear garden is perfect for outdoor dining and entertaining with various patio areas, power and lights.

Store

Previously the garage which has been converted to provide a storage area to the front and a versatile gym/utility to the rear.

Agent's Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Eleanor Court, Edenthorpe Doncaster

- BEAUTIFULLY PRESENTED FOUR BEDROOM DETACHED HOME
- ATTRACTIVE BAY FRONTED LOUNGE AND DINING ROOM
- STUNNING OPEN PLAN DINING KITCHEN
- MASTER BEDROOM WITH EN-SUITE SHOWER ROOM AND WALK-IN WARDROBE
- EXCLUSIVE CUL-DE-SAC LOCATION

Tenure: Freehold EPC Rating: D

Council Tax Band: E

£440,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR126852 - 0003

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