



Beechwood Close, Edenthorpe Doncaster

welcome to

Beechwood Close, Edenthorpe Doncaster

Guide Price £220,000-£230,000 This stunning two bedroom detached bungalow is situated in the heart of a cul-de-sac occupying an impressive corner plot. The property offers ample off road parking, a garage and spacious accommodation. Ideally positioned close to a range of shops and reputable schools.



Entrance

With a front facing composite door, a loft hatch, spotlights to the ceiling and access to the kitchen.

Kitchen

Fitted with a range of stylish wall and base units with coordinating work surfaces housing the sink and drainer with copper style mixer tap. The kitchen has an electric hob with extractor above, an electric oven and grill and an integrated slimline dishwasher, fridge-freezer and microwave. There is a central heating radiator, a front facing double glazed window and spotlights to the ceiling.

Lounge Diner

With a rear facing double glazed window, decorative coving, rear facing French doors to the garden and a central heating radiator.

Bedroom One

With a rear facing double glazed window, a central heating radiator and decorative coving.

Bedroom Two

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

Shower / Wet Room

Fully tiled and is fitted with a double walk-in style shower with screen, a W.C and a wash hand basin on a vanity unit with mixer tap. There are spotlights to the ceiling and a front facing obscure double glazed window.

Outside

To the front of the property there is an open plan lawn with a pathway leading to the entrance hall and a driveway providing ample off road parking which in-turn leads to the garage. A side gate provides access to the rear garden which is mainly laid to lawn and features a garden shed, mature shrubs and planted borders that offer both privacy and screening. There is also a patio seating area and direct access to the garage.

Garage

With an up and over door, a rear facing obscure window and a further side access door.

Agents 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.



view this property online williamhbrown.co.uk/Property/DCR126896



welcome to

Beechwood Close, Edenthorpe Doncaster

- GUIDE PRICE £220,000-£230,000
- TWO BEDROOM DETACHED BUNGALOW
- POPULAR LOCATION
- FRONT AND REAR GARDENS
- OFF ROAD PARKING AND DETACHED GARAGE

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

£220,000-£230,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DCR126896



Property Ref:
DCR126896 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01302 327121



doncaster@williamhbrown.co.uk



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



williamhbrown.co.uk