




william
h brown
PORTFOLIO
for sale
01302 327121
williamhbrown.co.uk

Aspen Close, Edenthorpe Doncaster


william
h brown

welcome to

Aspen Close, Edenthorpe Doncaster

GUIDE PRICE £400,000-£425,000. This exceptional five bedroom detached family home occupies a corner plot in this cul-de-sac location with a substantial garden. Benefiting from a stunning dining kitchen, utility, downstairs WC, off road parking and a garage. Available with no onward chain!



.Entrance Hall

With a front facing composite door, stairs which rise to the first floor landing, tiled flooring and built-in storage.

Lounge

With a front facing double glazed window, spotlights to the ceiling, mood lighting and a TV media feature wall. Double doors give access to the dining kitchen.

Dining Kitchen

Fitted with an extensive range of wall and base units with coordinating Quartz work surfaces housing the sink and drainer. The kitchen has an integrated fridge and freezer, dishwasher, microwave, two Neff ovens and an electric hob with extractor above. There is air conditioning, a slate feature TV media wall, tiled flooring, spotlights to the ceiling, a breakfast bar, area for a dining table and chairs, two rear facing double glazed windows and rear facing French doors. There is access through to the utility room.

Utility Room

Fitted with wall and base units with coordinating work surfaces beneath which is plumbing for a washing machine and dryer. There is a rear facing door to the rear garden and access to the ground floor WC.

Ground Floor W.C.

Fitted with a low flush WC, tiled flooring and a wash hand basin on a vanity unit with mixer tap.

Bedroom Five

Conveniently located on the ground floor this is a multifunctional bedroom / games room with a front facing double glazed window, spotlights to the ceiling, a central heating radiator and a bespoke fitted wall bed.

First Floor Landing

With a loft hatch and a useful storage cupboard housing the wall mounted boiler.

Bedroom One

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

Bedroom Two

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

Bedroom Three

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

Bedroom Four

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

Bathroom

Fitted with a luxury four piece suite comprising of a low flush WC, a wash hand basin, a feature bath and walk-in shower. There is a heated towel rail, a built-in TV to the bath area, tiling to the walls, downlights and floor and a rear facing obscure double glazed window.

Outside

To the front of the property there is a gravel front providing ample off road parking which leads to the detached garage. There are twin gates to the side which in-turn leads to the footpaths and provide access to the patio and rear garden. To the rear of the property there is a stunning spacious lawned garden with outdoor power, lights and a variety of fruit trees.

Garage

With an electric door, fitted wall and base units ideal for storage, power and lights.

Additional Information

The vendors have made us aware that under application 15\01493\FUL there is planning permission for the erection of a two storey side extension. Granted on 31/07/2015 - contact the branch or Doncaster planning portal for further details.



view this property online williamhbrown.co.uk/Property/DCR126037



welcome to

Aspen Close, Edenthorpe Doncaster

- GUIDE PRICE £400,000-£425,000
- PLANNING PERMISSION FOR A TWO STOREY SIDE EXTENSION UNDER 15\01493\FUL
- AMPLE OFF ROAD PARKING
- STUNNING REAR GARDEN WITH PORCELAIN TILES POWER AND LIGHTS
- MEDIA FEATURE LOUNGE WITH MOOD LIGHTING

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: D

guide price

£400,000-£425,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/DCR126037](https://www.williamhbrown.co.uk/Property/DCR126037)



Property Ref:
DCR126037 - 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](https://www.williamhbrown.co.uk)