

Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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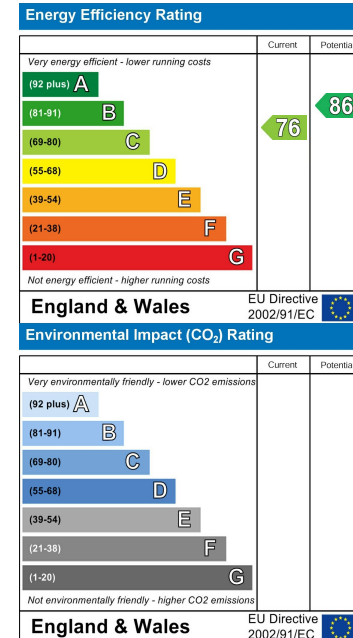
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Est. 1832

Energy Efficiency Graph



3 St. Peters Heights, Edlington, Doncaster, DN12 1QS

Offers In The Region Of £320,000

**** COUNTRYSIDE VIEWIS**** Located on the outskirts of Edlington is this stone built FAMILY HOME. Briefly comprising of; an entrance hallway, lounge, dining room, study, w/c, kitchen and utility to the ground floor. To the first floor is a family bathroom and four double bedrooms one with en-suite. This property benefits from a double drive and single garage.

To book a viewing please call Merryweathers Maltby on 01709813000.

FRONT ELEVATION

To the front of the property is a driveway for two vehicles in front of the garage. There is a paved path to the front door and side garden. The side enclosed garden is mainly laid to lawn with a hedge border to the left and beautiful plants and shrubs to the front. The property overlooks country side field views.

ENTRANCE HALL 5'10" x 21'7" (1.8 x 6.6)

Having a composite front door, a side facing UPVC double glazed window, storage cupboard and two central heating radiators.

W/C 5'2" x 2'7" (1.6 x 0.8)

Having a hand wash basin with tiled splash back, toilet, central heating radiator and Front facing UPVC double glazed window.

STUDY 6'7" x 11'5" (2.02 x 3.49)

Having a front facing UPVC double glazed window and central heating radiator.

LOUNGE 17'3" x 11'6" (5.28 x 3.51)

An elegant living space with lots of natural light through a rear facing UPVC double glazed bay patio doors and windows. Feature gas fireplace with surround and central heating radiator.

KITCHEN 12'2" x 15'7" (3.71 x 4.77)

A modern kitchen offering array of wall and base units providing plenty of storage space, complimentary work surfaces over, with built in four ring stainless steel gas hob and double electric oven, extractor fan over, 1 1/2 stainless steel sink and drainer, integrated fridge freezer and dishwasher. Rear facing UPVC double glazed window, side facing UPVC double glazed bay window and central heating radiator.

UTILITY 5'6" x 5'10" (1.7 x 1.8)

Having a base unit providing storage space, complimentary work surfaces over incorporating a stainless steel sink and draining board, and wall unit housing the boiler. Plumbing for washing machine and a rear UPVC double glazed door onto the rear garden.

DINING ROOM 8'7" x 10'4" (2.63 x 3.16)

Having a front facing and side facing UPVC double glazed window and a central heating radiator.

FIRST FLOOR

The landing has a central heating radiator and storage cupboard.

BATHROOM 5'6" x 9'6" (1.70 x 2.91)

Having a three piece suite with separate mains shower cubical. Front facing window and heated towel rail.

BEDROOM ONE 13'0" x 11'6" (3.98 x 3.53)

Having a rear facing UPVC window, central heating radiator and built in wardrobes. This bedroom benefits from an en-suite.

EN-SUITE 5'2" x 6'10" (1.6 x 2.1)

Having a mains corner shower, hand wash basin and toilet. Central heating radiator and UPVC double glazed window.

BEDROOM TWO 10'0" x 10'6" (3.06 x 3.21)

Having a side facing UPVC double window, built in wardrobes and central heating radiator.

BEDROOM THREE 8'1" x 11'6" (2.47 x 3.53)

Having a front facing UPVC double glazed window and central heating radiator.

BEDROOM FOUR 9'8" x 10'6" (2.96 x 3.21)

Having a UPVC double glazed front and side facing window, built in wardrobes and central heating radiator.

GARAGE

The single garage creates extra storage space.

REAR GARDEN

The rear garden is mainly laid to lawn with an array of plants and shrubs along the borders. A decked patio creates the perfect entertaining space at the top of the garden.

'Material Information'

Council tax band D

EPC Rating C

Free hold