



3 Eleanor Court, Edenthorpe, Doncaster, Yorkshire, DN3 2QU

**Offers In Excess Of £365,000**

A beautiful detached family home set in a quiet cul-de-sac location in Edenthorpe. This bespoke home benefits from five bedrooms, a spacious family dining kitchen and a stunning garden that is a winner of the Doncaster in Bloom Awards. This is a truly unique home and early viewing would be recommended to avoid disappointment.

### **Entrance**

Through UPVC half glazed front door giving access to the hallway.

### **Living Room 14'6" x 14'6" (4.42 x 4.42)**

the living room looking out onto the garden with sliding doors giving easy access. Unique lighting panels to the ceiling with LED lighting and remote control, wall mounted speakers and cinema system, designer electric fire, wall hung radiator.

### **Dining Room 16'11" x 11'5" (5.18 x 3.48)**

Rear facing UPVC double glazed sliding doors giving access to the rear garden, rear facing UPVC window, decorative archway, decorative tiled floor and two wall mounted radiators.

### **Downstairs WC**

### **Kitchen 16'11" x 11'5" (5.18 x 3.48)**

Bespoke fully fitted designer kitchen with granite work surfaces, inset sink with mixer tap and waste disposal, soap dispenser, two integrated washing machines, ceramic hob with extractor above, two built-in ovens, microwave, coffee machine, American style fridge freezer. Central island with storage cupboards and built-in wine rack. LED lighting with bespoke light panel, designer radiator, ceiling speakers, remote operated wall panel to control music throughout the house and garden.

### **Landing**

### **Main Bedroom 12'6" x 14'6" (3.82 x 4.42)**

With twin aspect uPVC windows, fitted wardrobes and dressing table, door leading to Ensuite

### **Ensuite 7'11" x 4'8" (2.42 x 1.44)**

Comprising a walk-in shower, W.C. and vanity wash hand basin, heated towel rail, hair dryer and uPVC opaque window

### **Bedroom Three 10'0" x 12'1" (3.05 x 3.70)**

Rear facing UPVC double glazed window, fitted wardrobes with sliding mirror doors, fitted dressing table with inset vanity wash basin, air conditioning unit, wall mounted radiator.

### **Bedroom Two 9'2" x 13'3" (2.80 x 4.04)**

Rear facing UPVC double glazed window, fitted wardrobes with sliding mirror doors and wall mounted radiator. currently used as an office.

### **Family Bathroom 7'5" x 8'4" (2.28 x 2.55)**

Comprising a corner bath with shower over, vanity wash hand basin and W.C. Wall mounted radiator and uPVC opaque window also has built in hair dryer

### **Inner Hallway**

Front facing UPVC double glazed window, wall mounted radiator

### **Bedroom Four 9'0" x 13'10" (2.75 x 4.22)**

With fitted wardrobes, dressing table unit, air conditioning unit and uPVC window

### **Bedroom Five 13'9" x 9'0" (4.21 x 2.76)**

Rear facing UPVC double glazed french doors giving access to the south facing balcony, fully fitted wardrobes with sliding mirror doors, air conditioning unit,

### **Extra Bathroom 9'9" x 8'1" (2.99 x 2.48)**

With spa bath, vanity wash hand basin with cabinets beneath and W.C. Integrated television, hairdryer and uPVC opaque window

### **Garden**

### **Outside**

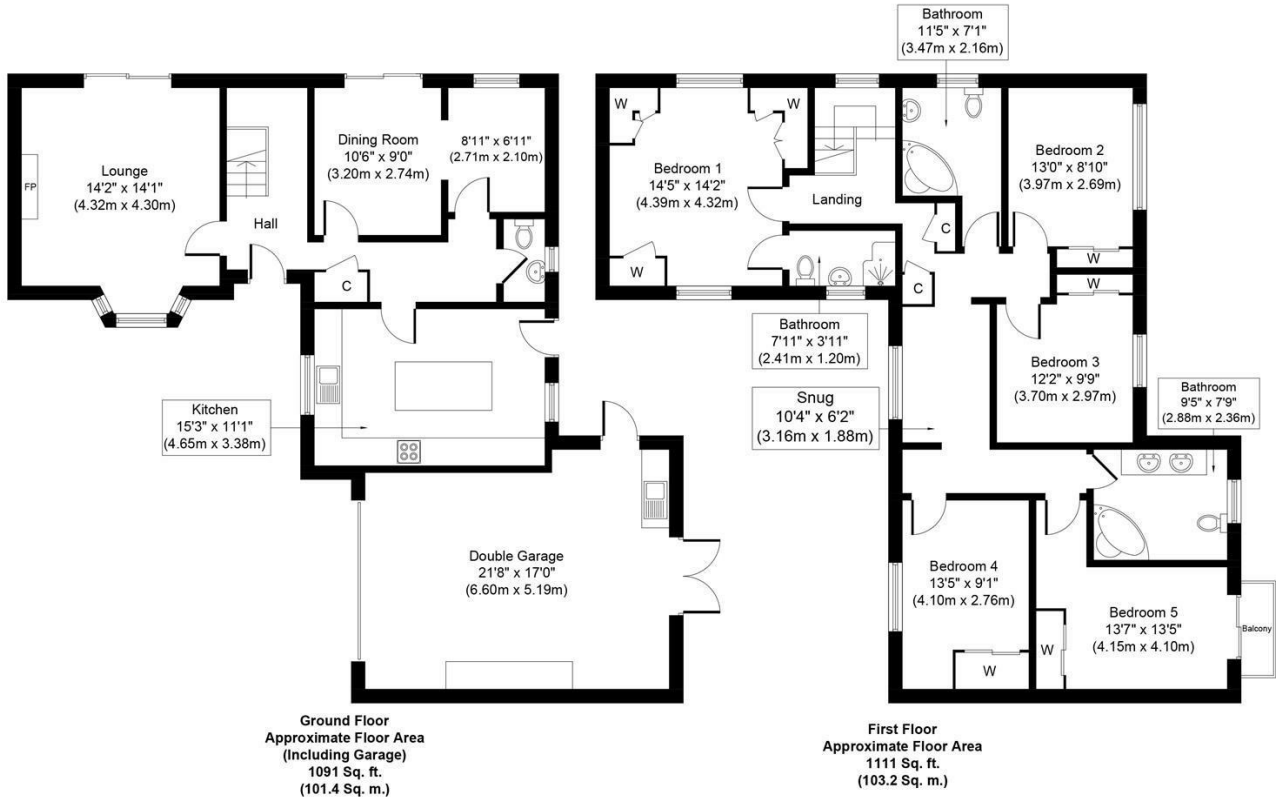
The garden has lots of space for barbecues, entertaining and a remote control awning . There is a breeze house which is ideal for outside entertainment, the garden is not overlooked and great space for the family.

To the front, the home has a large driveway with a double garage.

### **Material Information**

Tenure: Freehold  
Doncaster Council  
Tax Band E

# Floor Plan



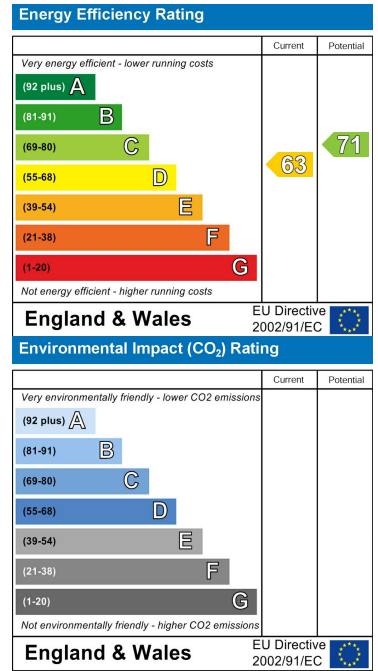
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# Area Map



# Energy Efficiency Graph



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