



# 130 Lyndale Avenue

Edenthorpe, Doncaster, DN3 2JX

## Offers In The Region Of £340,000

Nestled at the end of a tranquil cul de sac on Lyndale Avenue in Edenthorpe, Doncaster, this wonderfully positioned four-bedroom detached house offers a perfect blend of privacy and convenience. Backing onto serene open fields, the property provides a peaceful retreat while still being within easy reach of local amenities and the M18 motorway, making it ideal for both families and commuters. Upon entering, you are welcomed into a spacious open plan lounge diner, perfect for entertaining guests or enjoying family time. The large kitchen is well-equipped, providing ample space for culinary creations. The downstairs space is further complemented by a convenient downstairs WC and utility room, enhancing the practicality of the home. The property boasts four generously sized bedrooms, ensuring plenty of room for family members or guests. Additionally, there are two well-appointed bathrooms, including a separate shower room, catering to the needs of a busy household.

With parking available for multiple vehicles, this home is not only functional but also offers the ease of access that many desire. To the rear is a private enclosed garden backing onto open fields with two patio seating areas and laid to lawn garden.

In summary, this detached house on Lyndale Avenue is a rare find, offering a private plot, spacious living areas, excellent transport links and within Hungerhill School catchment area (rated outstanding by Ofsted). It is an ideal opportunity for anyone seeking a comfortable family home in a popular residential area.

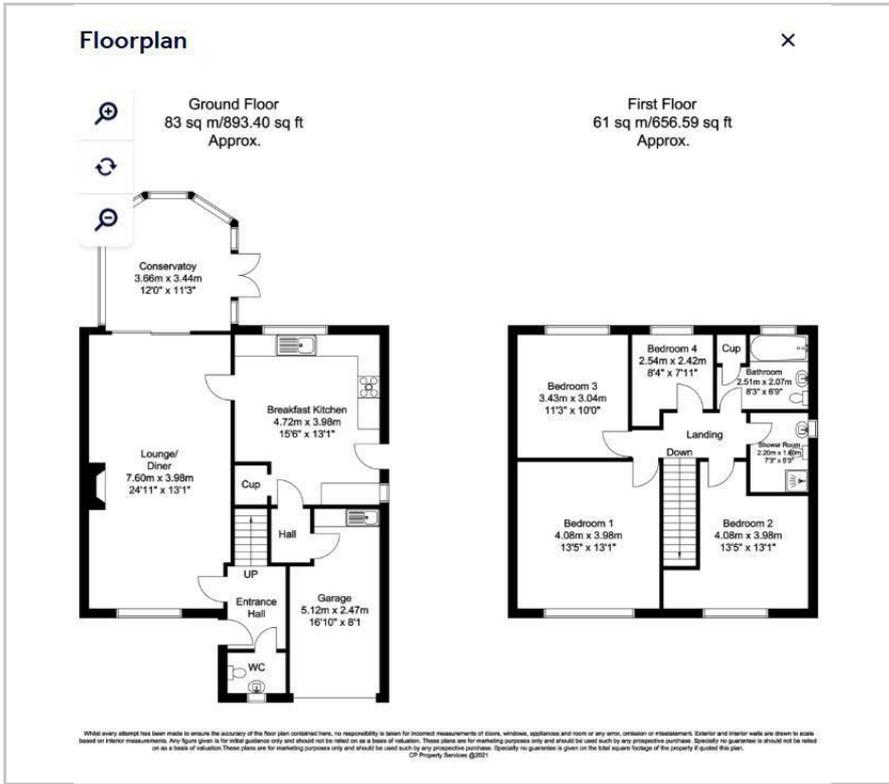
- Immaculately presented four bedroom detached house
- Private, enclosed rear garden
- Family bathroom, plus separate shower room
- Breakfast kitchen
- Lounge diner
- Conservatory
- Downstairs W.C and utility area
- Integral garage
- M18 motorway links
- Hungerhill School catchment area (rated outstanding by Ofsted)

### Viewing

Please contact our Office on 01302 751616 if you wish to arrange a viewing appointment for this property or require further information.



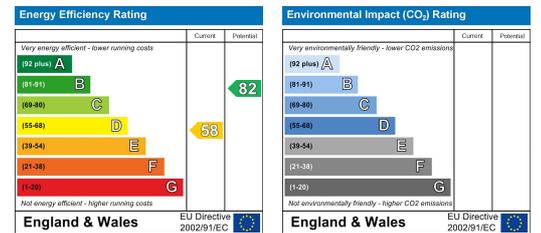
# Floor Plan



# Area Map



# Energy Efficiency Graph



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