



## St. Peters Heights, Doncaster, DN12

**£265,000**

Offers in Region of

**Tenure:** Freehold, **Bedrooms:** 4

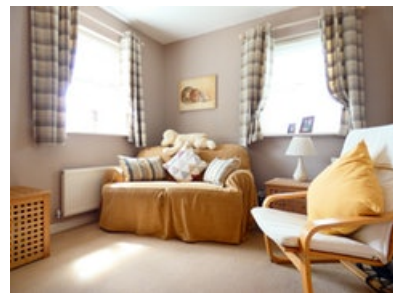
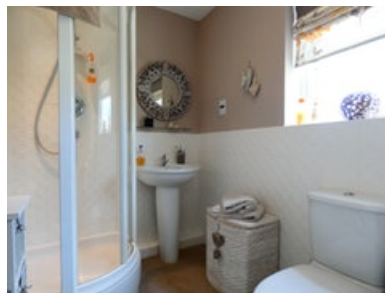
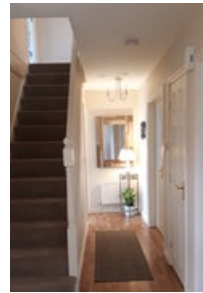
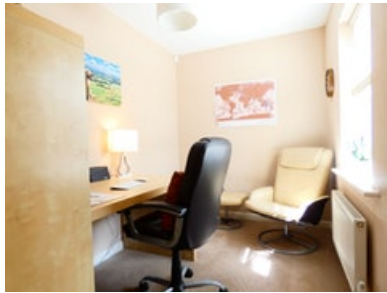
A stunning stone built home located on the outskirts of Doncaster, offering modern family living at an affordable price & fantastic far-reaching countryside views. Internal viewing highly recommended!

### Key features:

- Ideal Family Home
- Four Bedrooms
- Three Reception Rooms
- Spacious Kitchen/Diner
- Family Bathroom & En Suite
- Surrounding Enclosed Gardens
- Private Driveway & Detached Garage
- Far Reaching Countryside Views
- Close To Local Amenities

## Extra info:

- **Property Age:** 32 years
- **Council Tax:** Band D (£1325.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Single Garage and Driveway



*We are delighted to present this stunning stone built home located on the outskirts of Edlington - Doncaster, the property offers modern family living at an affordable price & fantastic far-reaching countryside views.?*

*The property comprises : Four bedrooms, en suite, downstairs toilet, family bathroom with bath & sperate shower, living room, dining room, study, utility room, large kitchen/diner, enclosed surrounding gardens with a decking area, private driveway & detached garage. Close to local amenities, schools catchment area, a short drive to Edlington, Doncaster town & motorway networks. Ideal family home, viewing highly recommended.*

### Entrance Hall

Entering the property through to the generous sized hallway, single radiator & double glazed window.

### Living Room

Well presented Living Room with feature fireplace, power points, TV point, single radiator & large double glazed window with double doors leading to the enclosed garden.

### Kitchen/Diner

Large Kitchen/Diner with built in oven/grill & 4 ring gas hob, worktops & sink with drainage, ample room for additional appliances, power points, large double glazed window & door leading to a seperate Utility.

### Utility

Utility Room leading from the Kitchen/Diner, power points, worktop with sink & drainage, plumbing for a washing machine & access to the enclosed garden.

## **Downstairs Toilet**

Toilet, wash basin, single radiator & double glazed frosted window.

## **Dining Room**

Dining Room, power points, single radiator & double glazed windows.

## **Study**

Spacious Study comprising power points, TV point, single radiator & double glazed window.

## **Master Bedroom**

Master Double Bedroom, built in wardrobes, double glazed window, single radiator, power points & TV point.

## **En Suite**

Corner shower unit, wash basin, toilet, heated towel rail & double glazed frosted window.

## **Family Bathroom**

Bath with over head shower, toilet, wash basin, heated towel rail & double glazed frosted window.

## **Bedroom Two**

Double bedroom, built in wardrobes, double glazed window, power points & single radiator.

## **Bedroom Three**

Large Single bedroom, double glazed window, power points & single radiator.

## **Bedroom Four**

Double bedroom, built in wardrobes, double glazed windows, power points & single radiator.

## **Outside**

Well presented large enclosed surrounding gardens laid to lawn with mature shrubs, decking area, detached garage & private driveway.

## Floor plan:



## Energy Performance Certificate:

Energy Performance Certificate

**3, St. Peters Heights**  
 Edlington  
 DONCASTER  
 DN12 1QS

Dwelling type: Detached house  
 Date of assessment: 06 June 2011  
 Date of certificate: 06 June 2011  
 Reference number: 0858-2040-6286-8379-3920  
 Type of assessment: RdSAP, existing dwelling  
 Total floor area: 125 m<sup>2</sup>

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

### Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

### Environmental Impact (CO<sub>2</sub>) Rating

Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	73
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		

Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

**Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home**

	Current	Potential
Energy use	149 kWh/m <sup>2</sup> per year	140 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	3.6 tonnes per year	3.4 tonnes per year
Lighting	£119 per year	£59 per year
Heating	£524 per year	£534 per year
Hot water	£102 per year	£102 per year

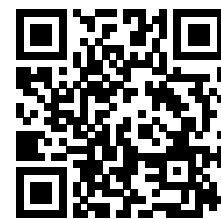
The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.  
 This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

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**MISREPRESENTATION ACT, 1967.**

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