



## Park View Windmill Balk Lane Woodlands, Doncaster, DN6 7LG

This beautiful semi-detached family home with a traditional bay window offers a perfect blend of comfort and style. With three well-proportioned bedrooms, this property is ideal for families seeking a welcoming space to call home. The loft conversion adds an extra dimension, providing additional living space that can be tailored to your needs, whether as a study, playroom, or guest room.

The heart of the home features two spacious reception rooms, perfect for entertaining guests or enjoying cosy family evenings. The natural light floods through the bi-folding doors that lead to a delightful Juliet balcony in the bedroom, on the upper level creating a seamless connection between indoor and outdoor living. The separate utility area enhances practicality, making daily chores more manageable.

The back garden is a true highlight, boasting a charming summer house that offers a tranquil retreat for relaxation or a creative workspace. This outdoor space is perfect for summer gatherings or simply enjoying the fresh air.

This property is not just a house; it is a home filled with potential and warmth. With its desirable location and thoughtful features, it presents an excellent opportunity for those looking to settle in a friendly community. Don't miss the chance to make this lovely semi-detached house your new family home. Viewing is highly recommended!!!

**Offers in the region of £210,000**

# Park View Windmill Balk Lane

Woodlands, Doncaster, DN6 7LG



- BEAUTIFUL 3 BEDROOM SEMI DETACHED HOME WITH LOFT CONVERSION
- SPACIOUS SUMMER HOUSE IN BACK GARDEN
- GAS CENTRAL HEATING
- COUNCIL TAX BAND B & EPC E
- JULIET BALCONY WITH BI FOLDING DOORS
- 2 SPACIOUS RECEPTION ROOMS
- CLOSE TO ALL LOCAL AMENITIES
- SEPARATE UTILITY AREA
- ENCLOSED REAR GARDEN
- PARK VIEWS

## DINING ROOM

11'11" x 14'2" (3.64 x 4.33)

## LOUNGE AREA

10'7" x 18'3" (3.24 x 5.58 )

## KITCHEN

6'11" x 14'3" (2.13 x 4.35 )

## HALLWAY

## BEDROOM ONE

10'7" x 12'11" (3.23 x 3.96 )

## BEDROOM TWO

10'5" x 13'7" (3.18 x 4.16 )

## BEDROOM THREE

7'1" x 7'6" (2.18 x 2.29 )

## BATHROOM

6'11" x 6'8" (2.11 x 2.05 )

## OCCASIONAL ROOM

13'3" x 15'1" (4.05 x 4.61)

## SUMMER HOUSE

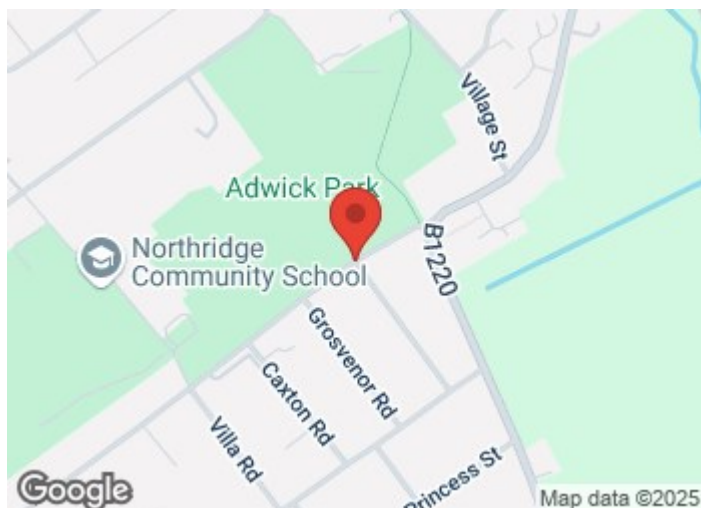
12'9" x 9'4" (3.90 x 2.86 )

## UTILITY AREA

7'3" x 5'6" (2.21 x 1.68 )

## 360 TOUR:

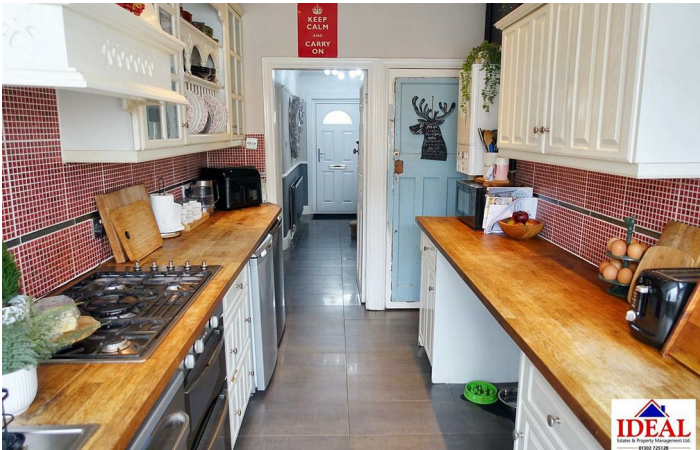
<https://www.madesnappy.co.uk/tour/1g6dbg>



## Directions

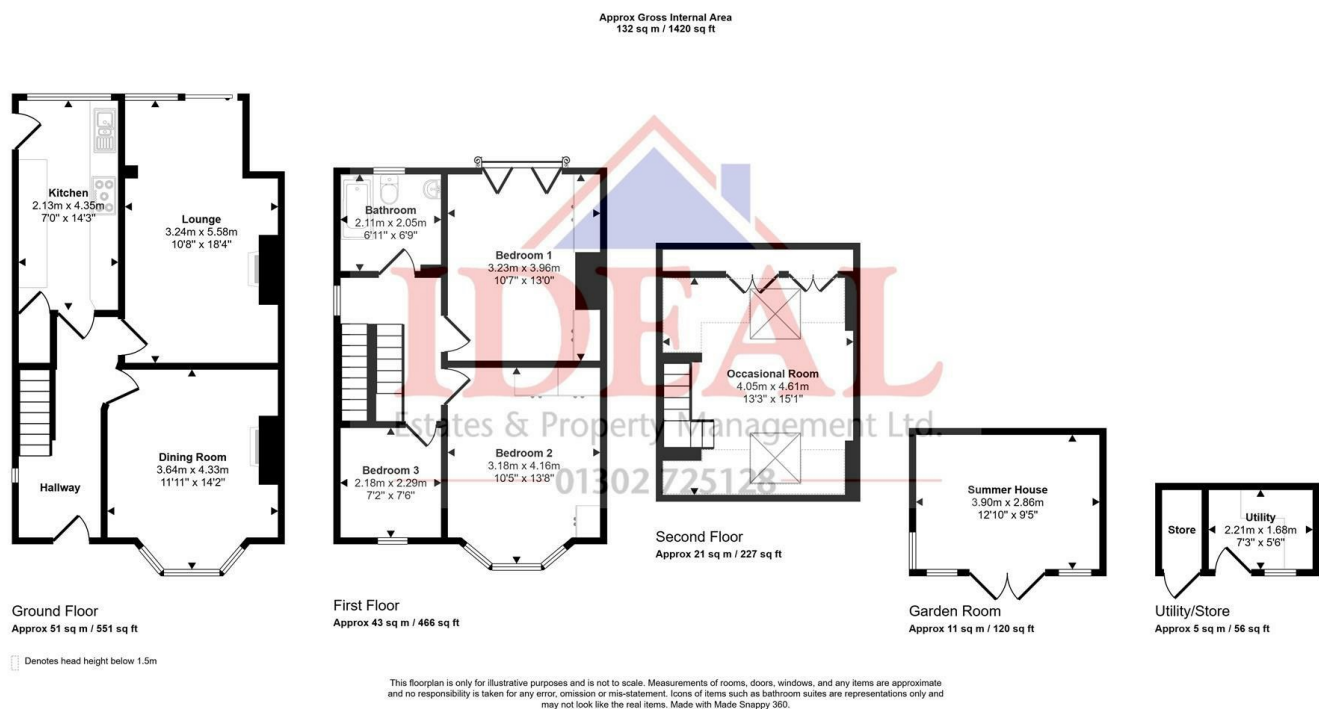
Woodlands is in a part or a small village community and is in close proximity to an array of local amenities and schools that are within walking distance. Being within a short drive from the A1 makes it perfect for commuters.







Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

