



**Longfellow Road, Balby Doncaster**



**welcome to**

**Longfellow Road, Balby Doncaster**

GUIDE PRICE £380,000-£400,000. This exceptional four bedroom detached dorma bungalow is situated on a stunning plot with a range of family living space with a bar/family room over 28 FT in length, three further reception rooms, a home office and summer house.



### **Entrance Porch**

With front facing French doors and a front facing double glazed window. There is access to the dining kitchen and sheltered patio.

### **Dining Kitchen**

29' x 11' 4" ( 8.84m x 3.45m )

Fitted with a stunning range wall and base units with coordinating quartz work surfaces housing the insert sink and drainer. The kitchen has a range of integrated appliances including an induction hob with cooker hood, a double oven with microwave and dishwasher. There is a quartz central breakfast island, a TV media wall, plinth lighting, spotlights to the ceiling, tiled flooring, a column central heating radiator, front and rear facing double glazed window and a rear facing door giving access to the garden room. There is further access to the family room, inner hall and utility room.

### **Utility Room**

11' 4" x 7' 7" ( 3.45m x 2.31m )

Fitted with a range of extensive wall and base units with coordinating work surfaces beneath which is plumbing for a washing machine and space for a dryer. There is tiled flooring, spotlights to the ceiling and a front facing double glazed window.

### **Family Room**

16' 6" x 11' 4" max ( 5.03m x 3.45m max )

With a rear facing double glazed window, coving to the ceiling, a TV media wall, spotlights to the ceiling and fitted sliding wardrobes providing a range of hanging and storage space.

### **Lounge**

11' 11" x 17' 5" ( 3.63m x 5.31m )

With rear facing double glazed windows looking into the garden room, a column central heating radiator, coving to the ceiling and a feature fireplace as the focal point of the room. There is access through to the garden room.

### **Garden Room**

30' 8" x 9' 4" ( 9.35m x 2.84m )

With rear and side facing double glazed windows providing stunning open views of the generous rear

garden. There is a TV point, rear facing French doors which lead onto the rear garden and further access through to the kitchen diner.

### **Inner Hall**

With stairs which rise to the first floor landing and access through to the kitchen diner, lounge and ground floor bedroom.

### **Bedroom One**

19' 1" max x 11' 5" ( 5.82m max x 3.48m )

A superb bedroom with a front facing double glazed window, a central heating radiator and fitted wardrobes providing a range of hanging and storage space. There is access to the walk-in wardrobe and en-suite shower room.

### **Walk-In Wardrobe**

4' 9" x 5' 6" ( 1.45m x 1.68m )

Providing additional hanging and storage space.

### **En-Suite Shower Room**

Fitted with a low flush WC, a wash hand basin and a walk-in shower. There is tiled flooring, a heated towel rail and spotlights to the ceiling.

### **Ground Floor Shower Room**

Fitted with a low flush WC, a wash hand basin on a vanity unit with mixer tap and a Jacuzzi bath. There is a chrome heated towel rail, panelling to the walls and a side facing obscure double glazed window.

### **Entertaining Room / Bar**

28' 4" x 18' 8" ( 8.64m x 5.69m )

A versatile entertaining space which could also be used as a business/working from home area with a bespoke bar area, built-in shelving and a central heating radiator. There is access to the sheltered canopy and hot tub area.

### **First Floor Landing**

With access to the three further bedrooms and family bathroom.

### **Bedroom Two**

17' 10" max x 9' 9" ( 5.44m max x 2.97m )

A double room with a side facing double glazed window and a central heating radiator.

### **Bedroom Three**

14' 11" x 9' 10" max ( 4.55m x 3.00m max )

With a side facing double glazed window, a central heating radiator, a loft hatch and built-in wardrobes providing a range of hanging and storage space.

### **Bedroom Four**

10' 1" max x 13' 8" ( 3.07m max x 4.17m )

With a side facing double glazed window and a central heating radiator.

### **Shower Room**

Fitted with a low flush WC, a wash hand basin on a vanity unit with mixer tap and a walk-in shower. There is a rear facing skylight double glazed window, spotlights to the ceiling and a heated towel rail.

### **Outside**

Situated and tucked away within a private setting with a gated entrance to a block paved driveway to the front providing a range of off road parking. There is a detached outdoor summer house which is currently being used as a workshop/office. To the rear of the property there is a patio and elevated view of the generous mainly laid to lawn garden with steps down. There is an extensive further patio area with a summer house to the rear, shrubs and plants to the borders. There is an outdoor kitchenette and gazebo, a further inner canopy in the outdoor space between the entrance porch and bar which conveniently locates a WC, a wash hand basin with mixer tap and tiling to the walls and floor. The property has a range of versatile outbuildings/rooms which could be used to accommodate working/businesses from home.

### **Additional Information**

The vendors have made us aware that there are freehold solar panels for electric and water, contact the branch for further details.



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- GUIDE PRICE £380,000-£400,000
- STUNNING FOUR BEDROOM DETACHED DORMA BUNGALOW
- EXCEPTIONAL GATED PLOT
- IDEAL FOR EXTENDED FAMILY LIVING AND WORKING/BUSINESS FROM HOME
- SUN ROOM, LOUNGE AND FAMILY ROOM

Tenure: Freehold EPC Rating: C

guide price

**£380,000-£400,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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