



Magenta Crescent, Balby DONCASTER

welcome to

Magenta Crescent, Balby DONCASTER

GUIDE PRICE £310,000-£315,000. This stunning four bedroom detached family home is situated over three floors with a stunning open plan second floor bedroom with en-suite shower room, ample off road parking and an artificial lawned rear garden.



Entrance Hall

With a front facing composite door, stairs which rise to the first floor landing and access through to the ground floor WC.

Ground Floor W.C.

Fitted with a low flush WC, a wash hand basin, tiled flooring and a central heating radiator.

Kitchen Diner

15' 5" x 10' 6" max (4.70m x 3.20m max)
Fitted with a range of wall and base units with coordinating work surfaces housing the sink and drainer. The kitchen has a four ring gas hob with cooker hood above, an electric oven and grill, an integrated dishwasher, fridge-freezer and plumbing for a washing machine. There is tiled flooring, spotlights to the ceiling, a central heating radiator, complimentary brass handles, TV media wall, a front facing double glazed window and area for a dining table and chairs.

Lounge

18' 4" x 10' 10" (5.59m x 3.30m)
With rear facing French doors which lead out to the artificial lawned rear garden and a central heating radiator.

First Floor Landing

With a useful airing cupboard providing useful storage cupboard and a central heating radiator.

Bedroom Two

12' 7" x 10' 6" (3.84m x 3.20m)
With a rear facing double glazed window and a central heating radiator.

Bedroom Three

11' 8" max x 10' 6" (3.56m max x 3.20m)
With a front facing double glazed window, a central heating radiator and sliding mirrored wardrobes providing a range of hanging and storage space.

Bedroom Four

9' 2" max x 8' 6" (2.79m max x 2.59m)
With a rear facing double glazed window and a central heating radiator.

Bathroom

Fitted with a low flush WC, a wash hand basin and panelled bath with shower over and tiled surround. There is tiled flooring and a front facing obscure double glazed window.

Second Floor

Master Bedroom

17' 11" x 14' 2" max (5.46m x 4.32m max)
With a front facing double glazed window, a central heating radiator and fitted wardrobes providing a range of hanging and storage space. A door gives access to the en-suite shower room.

En-Suite Shower Room

Fitted with a low flush WC, a wash hand basin and a shower cubicle with shower and tiled surround. There is tiled flooring, a central heating radiator and a rear facing double glazed skylight window.

Outside

To the front of the property there is a tarmaced double driveway providing off road parking with electric car charging point. To the rear of the property there is an enclosed artificial lawned garden with paved patio area and paved stepping stones.



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Magenta Crescent, Balby DONCASTER

- GUIDE PRICE £310,000-£315,000
- FOUR BEDROOM DETACHED FAMILY HOME
- FABULOUS KITCHEN DINER
- REAR ASPECT LOUNGE WITH FRENCH DOORS
- DOWNSTAIRS WC

Tenure: Freehold EPC Rating: B

guide price

£310,000-£315,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR121982 - 0003

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