

**Greenfield Court, Balby Doncaster** 



# welcome to

## **Greenfield Court, Balby Doncaster**

Situated in this popular development nestled within a cul-de-sac location is this contemporary four bedroom detached family home which has accommodation situated over three floors, a garage and drive, a generous rear garden, a beautifully presented kitchen and a ground floor WC.

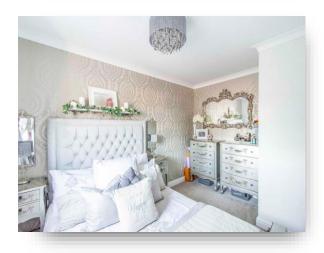












#### **Entrance Hall**

With a front facing composite door, herringbone tiled patterned flooring, a central heating radiator and stairs which rise to the first floor landing.

#### **Downstairs W.C**

Fitted with a WC and a wash hand basin with waterfall mixer taps and splashback tiling. There is an extractor fan, a central heating radiator and a front facing opaque double glazed window.

#### **Lounge Diner**

14' 3" x 16' 3" ( 4.34m x 4.95m )

An attractive lounge with a rear facing double glazed window and rear facing French doors which lead onto the generous rear garden. There is a central heating radiator, a useful understairs storage cupboard, sectioned carpet and stone tiled flooring.

#### Kitchen

10' 5" x 8' 6" ( 3.17m x 2.59m )

A fantastic modern kitchen which is fitted with a range of high gloss wall and base units with coordinating work surfaces housing the sink and drainer with mixer tap. The kitchen has a four ring gas hob with a cooker hood above, an electric oven and grill, an area for a fridge-freezer, plumbing for a washing machine and dishwasher. There is a wall mounted boiler, under wall unit lighting, tiled flooring and a front facing double glazed window.

#### **First Floor Landing**

From the entrance hall stairs rise to the first floor landing where there is a central heating radiator and an airing cupboard which houses the hot water tank. A filler staircase rises to the second floor.

#### **Bedroom Two**

 $9^{\prime}\,$  x 11'  $8^{\prime\prime}$  (  $2.74m\,$  x 3.56m ) A double room with a rear facing double glazed window and a central heating radiator.

#### **Bedroom Three**

12' x 8' 6" max (  $3.66m \times 2.59m max$  ) A double room with a front facing double glazed window and a central heating radiator.

#### **Bedroom Four**

 $8^{\prime}\,8^{\prime\prime}\,x\,7^{\prime\prime}\,$  (  $2.64m\,x\,2.13m$  ) With a rear facing double glazed window and a central heating radiator.

#### Bathroom

Fitted with a WC, a wash hand basin with mixer taps and a tiled L-shaped bath with screen and a thermostatic shower over. The bathroom has tiled flooring, partial tiling to the walls, an extractor fan, a chrome heated towel rail and a front facing opaque double glazed window.

#### **Second Floor**

With a central heating radiator and access to bedroom one and the en-suite WC.

#### **Bedroom One**

18' 8" x 13' max ( 5.69m x 3.96m max ) A superb bedroom space with two front facing double glazed windows and a rear facing double glazed window providing an abundance of natural light. There are two central heating radiators and a loft hatch.

#### En-Suite W.C.

Positioned with a low flush WC and a pedestal wash hand basin. There is partial tiling, a shaving point, a central heating radiator and a rear facing opaque double glazed window.

#### Outside

To the front of the property, nestled and tucked away within the head of a cul-de-sac there is a lawned front garden with a pathway and driveway which provides off road parking and in-turn leads to the garage. To the side there is a gate which provides access to generous mainly laid to lawn rear garden.

#### Garage

8' 10" x 18' 3" ( 2.69m x 5.56m ) With an up and over door, power and lights.





### welcome to

# **Greenfield Court, Balby Doncaster**

- SUBSTANTIAL FOUR BEDROOM DETACHED FAMILY HOME
- SITUATED OVER THREE FLOORS
- SPACIOUS LOUNGE DINER
- DRIVEWAY AND GARAGE
- CLOSE TO LOCAL AMENITIES, EXCELLENT TRANSPORT LINKS INCLUDING THE A1 AND THE TOWN CENTRE

Tenure: Freehold EPC Rating: C

# £230,000





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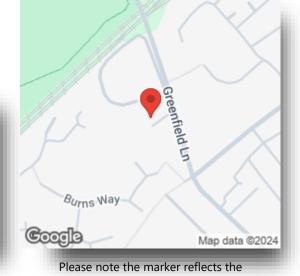


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postcode not the actual property