



Charnwood Drive, Balby Doncaster

welcome to

Charnwood Drive, Balby Doncaster

GUIDE PRICE £210,000-£220,000. This immaculately presented extended three bedroom semi-detached family home occupies a generous corner plot in this popular location with gardens to front, side and rear, off road parking and a double garage with workshop.



Entrance Hall

With a front facing sealed unit door, a useful under stairs storage cupboard and laminate flooring.

Lounge Dining Room

20' 11" x 13' 3" narrowing to 9' 11" dining area (6.38m x 4.04m narrowing to 3.02m dining area)

With a front facing double glazed window, a central heating radiator, coving to the ceiling and a feature fireplace housing the remote controlled gas log effect fire. There are double glazed French doors which give access to the garden.

Kitchen

12' x 9' 9" (3.66m x 2.97m)

With two rear facing double glazed windows. Fitted with a range of wall and base units with coordinating work surfaces housing the inset stainless steel sink and drainer with a cooker tap. The kitchen has an induction hob with extractor above, a double electric oven and grill and an integrated microwave, fridge and dishwasher. There is complimentary tiling, breakfast bar, Amtico flooring and a door which gives access to the garden room/conservatory.

Garden Room / Conservatory

9' 10" x 9' 11" (3.00m x 3.02m)

With rear and side facing double glazed windows, a central heating radiator, power points and side facing French doors giving access to the patio area and garden beyond.

Utility Room

3' 11" x 11' 6" (1.19m x 3.51m)

Accessed via the kitchen with a rear facing double glazed window and a sealed unit door. Fitted with base units with work surfaces housing the sink and drainer with mixer tap. There is space for a fridge-freezer, a central heating radiator and extractor fan. A courtesy door gives access to the garage.

First Floor Landing

With a side facing double glazed window, access to the loft and downlights to the ceiling.

Bedroom One

11' including wardrobes x 12' 5" (3.35m including wardrobes x 3.78m)

With a front facing double glazed window, a central heating radiator and fitted wardrobes and cupboard which extend over the bed providing hanging and storage space.

Bedroom Two

9' x 10' 2" to wardrobes (2.74m x 3.10m to wardrobes)

With a rear facing double glazed window and a central heating radiator. There are fitted wardrobes providing hanging and storage space with a vanity mirror with led down lights, a make up drawer and double power socket.

Bedroom Three

6' 8" x 9' 5" (2.03m x 2.87m)

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

Bathroom

With rear and side facing obscure double glazed windows. Fitted with a modern white suite comprising of a WC, a wash hand basin fitted into a vanity unit and a bath with mixer tap and shower over. There is a chrome heated towel rail, tiling to the walls, downlights to the ceiling and vinyl flooring.

Outside

The property occupies a generous corner plot. To the front of the property there is a lawned garden with a block paved driveway providing off road parking which in-turn leads to the garage. The side has been paved with raised borders whilst to the rear there is an enclosed landscaped garden with raised beds, lawned area, pond, garden shed and a fantastic patio which is ideal for entertaining.

Garage

With two roller shutter doors, access to the workshop and loft that is insulated and boarded for storage. There is a corner sink with mixer tap, space for white goods and plumbing for a washing machine. There is light, power and an EV charger.



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Charnwood Drive, Balby Doncaster

- GUIDE PRICE £210,000-£220,000
- SPACIOUS LOUNGE
- MODERN KITCHEN WITH INTEGRATED APPLIANCES
- UTILITY ROOM
- THREE BEDROOMS

Tenure: Freehold EPC Rating: Awaited

guide price

£210,000-£220,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR121944 - 0004

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