



Wivelsfield Road, Balby Doncaster

welcome to

Wivelsfield Road, Balby Doncaster

Situated in the popular location of Balby close to a host of local amenities and excellent transport links is this spacious three bedroom semi-detached home with an enclosed rear garden and off road parking.



Entrance Hall

With a front facing obscure composite door, a side facing obscure double glazed window, stairs which rise to the first floor landing, a central heating radiator, understairs storage and tiled flooring.

Lounge

12' 5" x 10' 6" (3.78m x 3.20m)

With a front facing double glazed bay window, decorative dado rail, coving to the ceiling and hard wooden flooring. The lounge is open plan to the dining room.

Dining Room

13' 1" x 10' 6" (3.99m x 3.20m)

With a rear facing double glazed door and two rear facing double glazed windows. There is a central heating radiator and hard wooden flooring.

Kitchen

19' 8" x 6' 4" (5.99m x 1.93m)

With a side facing double glazed windows and a rear facing double glazed window. Fitted with wall and base units with coordinating work surfaces housing the 1 1/2 bowl stainless steel sink and drainer with mixer tap. The kitchen has a four ring ceramic hob with extractor above, an electric oven and under counter space and plumbing for a washing machine and tumble dryer. There is complimentary splashback, tiled flooring, coving to the ceiling and two central heating radiators.

First Floor Landing

With a side facing obscure double glazed window, coving to the ceiling and a central heating radiator.

Bedroom One

13' 5" max x 10' 6" max (4.09m max x 3.20m max)

With a front facing double glazed bay window, a central heating radiator and coving to the ceiling.

Bedroom Two

12' 1" x 10' 7" (3.68m x 3.23m)

With a rear facing double glazed window, a central heating radiator, coving to the ceiling and access to the loft (which is partially boarded with ladder). There are fitted wardrobes providing a range of hanging and storage space.

Bedroom Three

7' 1" x 5' 8" (2.16m x 1.73m)

With a rear facing double glazed window, a central heating radiator and vinyl flooring.

Bathroom

With a front facing obscure double glazed window. Fitted with a WC, a wash hand basin and a bath with shower over. There is tiling to the walls, vinyl flooring and a heated towel rail.

Outside

To the front of the property there is a driveway with off road parking and a side access gate to the rear garden. To the rear of the property there is a lawned garden with patio area, garden shed and an outside tap.



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Wivelsfield Road, Balby Doncaster

- NO ONWARD CHAIN
- THREE BEDROOM SEMI-DETACHED HOME
- WELL-PRESENTED THROUGHOUT
- LOUNGE OPEN PLAN TO THE DINING ROOM
- DRIVEWAY PROVIDING OFF ROAD PARKING

Tenure: Freehold EPC Rating: D

£165,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR122837 - 0003

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