



Arden Gate, Balby DONCASTER



welcome to

Arden Gate, ~\\branch.local\ProductionData\MatchMaker_SEQ\Images\DCR1222868.jpg*127.599998*167.000000~Balby DONCASTER

This refurbished deceptively spacious detached dorma bungalow is available with no onward chain and benefits from a garage conversion providing an open plan kitchen diner, a spacious lounge, two ground floor bedrooms, a ground floor bathroom and two first floor bedrooms.



Entrance Porch

With a front facing exterior door and access into the lounge.

Lounge

14' 4" x 13' 10" (4.37m x 4.22m)

With a front facing double glazed bay window, complimentary wall lights, a gas feature fireplace as the focal point of the room and a central heating radiator. There is access to the inner hall.

Inner Hall

With a central heating radiator, stair which rise to the first floor landing and a rear facing door providing access to the rear garden.

Kitchen

10' 8" x 7' 9" max (3.25m x 2.36m max)

Fitted with a range of complimentary wall and base units with coordinating work surfaces housing the stainless steel sink and drainer. The kitchen has an electric hob with cooker hood above, an electric oven and grill, plumbing for a washing machine and a built-in dishwasher. There is access through to the dining room, a side facing double glazed window and a side facing door providing access to the front and rear garden.

Dining Room

13' 3" x 7' 7" max (4.04m x 2.31m max)

With a front facing double glazed window, laminate flooring and a concealed wall mounted boiler. A versatile room which could also be used as a play room or dining room situated off the kitchen.

Bedroom Two

12' 7" x 8' 1" (3.84m x 2.46m)

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

Bedroom Three

10' 5" x 7' 9" max (3.17m x 2.36m max)

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

Ground Floor Bathroom

Fitted with a low flush WC, a wash hand basin and a panelled bath with mixer tap and shower over. There is a heated towel rail, partial tiling and a side facing obscure double glazed window.

First Floor Landing

With a rear facing double glazed window and a useful storage cupboard.

Bedroom One

12' x 9' 11" (3.66m x 3.02m)

With a rear facing double glazed window, a central heating radiator and eave storage.

Bedroom Four

11' 11" x 7' 6" (3.63m x 2.29m)

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

Outside

To the front of the property there is a driveway providing off road parking and a lawned open plan front garden with side footpath which in-turn leads to the rear garden. To the rear of the property is a South-West facing generous mainly laid to lawn rear garden with extensive patio.



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Arden Gate, Balby DONCASTER

- FOUR BEDROOM DETACHED DORMA BUNGALOW
- IDEAL FOR MULTI-GENERATIONAL LIVING
- TWO BEDROOMS TO THE GROUND FLOOR AND TWO BEDROOMS TO THE FIRST FLOOR
- EXTENDED FAMILY HOME
- SPACIOUS FRONT ASPECT LOUNGE

Tenure: Freehold EPC Rating: C

offers in the region of

£220,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR122286 - 0003

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