



Harewood Close, Balby Doncaster

welcome to

Harewood Close, Balby Doncaster

GUIDE PRICE £260,000-£270,000. This well-presented four bedroom detached family home is situated over three storeys with a beautifully presented open plan dining kitchen and a first floor lounge. Tucked away within a cul-de-sac location with off road parking by a driveway and garage.



Entrance Hall

With a front facing composite door, stairs which rise to the first floor landing, a useful built-in storage cupboard, coving to the ceiling, a central heating radiator and access to the integral garage.

Ground Floor W.C.

Fitted with a low flush WC and a pedestal wash hand basin with tiled splashback. There is a central heating radiator, tiled flooring and a side facing obscure double glazed window.

Open Plan Dining Kitchen

17' 10" x 15' 2" max (5.44m x 4.62m max)

Fitted with a range of Oak style wall and base units with coordinating work surfaces housing the stainless steel sink and drainer with mixer tap. The kitchen has an electric fan assisted oven with four ring gas hob and a stainless steel extractor above, an integrated dishwasher, plumbing for a washing machine and space for an American style fridge-freezer. There is ceramic tiled flooring, a central heating radiator, area for a dining table and chairs, spotlights to the ceiling, a rear facing double glazed window and rear facing French doors giving access to the rear garden.

First Floor Landing

With a side facing double glazed window, a front facing double glazed window, a built-in storage cupboard and a further staircase which rises to the second floor landing.

Lounge

13' 9" x 11' 5" (4.19m x 3.48m)

An elevated first floor lounge with a front facing double glazed window, a central heating radiator, coving to the ceiling and laminate flooring.

Bedroom Three

10' 9" max x 10' 7" (3.28m max x 3.23m)

With a rear facing double glazed window, a central heating radiator and fitted wardrobes providing hanging and storage space.

Bedroom Four

9' 5" x 8' 11" max (2.87m x 2.72m max)

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

Bathroom

Fitted with a three piece suite comprising of a low flush WC, a wash hand basin and a panelled bath with tiling to the surround and splashback. There is ceramic tiled flooring, an extractor fan, a central heating radiator, spotlights to the ceiling and a side facing obscure double glazed window.

Second Floor Landing

With a side facing double glazed window and an airing cupboard which houses the hot water cylinder.

Bedroom One

11' 2" max x 14' 9" max (3.40m max x 4.50m max)

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

Bedroom Two

10' 10" x 10' 10" max (3.30m x 3.30m max)

With a rear facing skylight window, a built-in wardrobe and a central heating radiator.

Shower Room

Fitted with a three piece suite comprising of a low flush WC, a wash hand basin and a shower cubicle with shower. There is splashback tiling, ceramic tiled flooring, a central heating radiator, spotlights to the ceiling, an extractor fan and a rear facing skylight window.

Outside

To the front of the property there is a tarmac driveway providing off road parking and a low maintenance gravel garden with flower beds and paved pathway to the entrance door. The driveway leads to the integral garage. To the rear of the property there is a privately enclosed garden with raised decked areas, well-stocked flower borders, fencing to the perimeter and an outside tap.

Integral Garage

18' 8" x 8' 6" (5.69m x 2.59m)

With an up and over door and a side door to the entrance hall.



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- GUIDE PRICE £260,000-£270,000
- FOUR BEDROOM DETACHED FAMILY HOME
- FIRST FLOOR FAMILY BATHROOM AND SECOND FLOOR SHOWER ROOM
- GROUND FLOOR WC AND INTEGRAL GARAGE
- DRIVEWAY PROVIDING OFF ROAD PARKING

Tenure: Freehold EPC Rating: C

guide price

£260,000-£270,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR122138 - 0002

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