



Dorado Drive, Balby DONCASTER



welcome to

Dorado Drive, Balby DONCASTER

This beautifully positioned and well presented four bedroom detached property is ideal for a growing family and is situated in this popular location of Balby with excellent links to local amenities, transport links and schools.



Entrance Hall

Accessed through a front facing composite door..There is a central heating radiator, Kardean flooring and stairs which rise to the first floor landing with a useful understairs storage cupboard.

Ground Floor W.C

Fitted with a WC and a wash hand basin. There is tiling to the floor and a central heating radiator.

Lounge

18' 1" x 10' 10" (5.51m x 3.30m)

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

Open Plan Kitchen Living Diner

19' 5" x 24' 2" (5.92m x 7.37m)

Fitted with a range of modern wall and base units with coordinating work surfaces housing the sink and drainer. The kitchen has an electric hob with cooker hood above, electric oven and grill and an integrated fridge and dishwasher. There are two central heating radiators, tiling to the floor, a breakfast bar, area for a dining table and chairs, a front facing double glazed window and rear facing French doors which gives access to the rear garden.

Utility Room

9' 4" x 5' 10" (2.84m x 1.78m)

Fitted with a range of wall and base units with coordinating work surfaces housing the sink and drainer. There is a built in fridgefreeser and washing machine. With a rear facing door which gives access to the rear garden.

First Floor Landing

There is a front facing double glazed window and a central heating radiator.

Bedroom One

13' 1" x 10' 1" (3.99m x 3.07m)

A double room with a rear facing double glazed window, a central heating radiator and fitted sliding wardrobes ideal for hanging and storage space. There is access through to the en suite shower room.

En Suite Shower Room

Fitted with a WC, a wash hand basin and a shower cubicle with shower. There is partial tiling to the walls, tiling to the floor and a central heating radiator.

Bedroom Two

11' 1" x 10' 1" max (3.38m x 3.07m max)

A double room with a front facing double glazed window, central heating radiator and fitted sliding wardrobes ideal for hanging and storage space.

Bedroom Three

11' 9" x 9' 2" (3.58m x 2.79m)

A double room with a rear facing double glazed window, central heating radiator and fitted sliding wardrobes ideal for hanging and storage space.

Bedroom Four

10' 2" x 7' 5" (3.10m x 2.26m)

There is a front facing double glazed window and a central heating radiator.

Bathroom

Fitted with a WC, a wash hand basin and a panelled bath with shower over. There is partial tiling to the walls, tiling to the floor and a rear facing obscure double glazed window.

Outside

To the front of the property is a mainly laid to lawn garden with a variety of mature shrubs, plants and trees to the borders to provide privacy and screening. To the rear of the property is an enclosed lawned garden with trees to provide privacy and screening and two separate stoned patio/seating areas. There is a pergola. raised sleepers and a store. There is a side path and gate which provides access to the driveway and garage.

Garage

20' x 9' 11" (6.10m x 3.02m)

With an electric roller shutter door.

Parking

As well as the garage, there are also 2 separate additional parking spaces.



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Dorado Drive, Balby DONCASTER

- AVAILABLE WITH NO ONWARD CHAIN
- FOUR BEDROOM DETACHED PROPERTY
- GENEROUS PLOT
- OPEN PLAN KITCHEN DINER
- GROUND FLOOR W.C

Tenure: Freehold EPC Rating: B

offers in the region of

£365,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR121746 - 0004

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01302 327121



doncaster@williamhbrown.co.uk



4-5 Kingsway House, Hall Gate, DONCASTER,
South Yorkshire, DN1 3NX



williamhbrown.co.uk