



Burgundy Road, Balby Doncaster

welcome to

Burgundy Road, Balby Doncaster

Situated in this popular location is this beautifully presented three bedroom detached home benefits from an en-suite master bedroom, a downstairs WC, a driveway providing off road parking and well-presented gardens.



Entrance Hall

With a front facing obscure double glazed composite door, stairs which rise to the first floor landing, useful understairs storage, a central heating radiator, luxury vinyl flooring and a further storage cupboard.

Downstairs W.C.

Fitted with a low flush WC, a wash hand basin, luxury vinyl flooring, a central heating radiator and feature tiling to the walls.

Lounge

17' 7" x 10' 9" (5.36m x 3.28m)

A dual aspect lounge with a front facing double glazed window and rear facing double glazed French doors which lead out to the rear garden. There is luxury vinyl flooring and a central heating radiator.

Kitchen Diner

17' 7" x 10' 9" (5.36m x 3.28m)

With a front facing double glazed window and a rear facing door. Fitted with a range of high gloss wall and base units with coordinating work surfaces housing the 1 1/2 bowl ceramic sink with mixer tap. The kitchen has a four ring gas hob with extractor above, an electric oven and an integrated fridge-freezer, dishwasher and washing machine. There is splashback tiling, a central heating radiator, luxury vinyl flooring, LED feature lighting and a fitted electric heater to the plinths.

First Floor Landing

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

Bedroom One

17' 7" x 10' 9" (5.36m x 3.28m)

With a front facing double glazed window, a central heating radiator and high gloss fitted wardrobes providing hanging and storage space. There is access to the en-suite shower room.

En-Suite Shower Room

With a rear facing obscure double glazed window. Fitted with a WC, a wash hand basin and a shower cubicle with shower. There is tiling to the walls, Amtico flooring, a heated towel rail and an extractor fan.

Bedroom Two

12' 6" x 10' 11" (3.81m x 3.33m)

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

Bedroom Three

14' 6" x 7' 2" (4.42m x 2.18m)

With a rear facing double glazed window, a central heating radiator, a built-in sliding wardrobe and a range of additional furniture providing ample hanging and storage space.

Shower Room

With a front facing obscure double glazed window. Fitted with a WC, a wash hand basin and a walk-in shower. There is tiling to the walls, Amtico flooring, a heated towel rail and an extractor fan.

Outside

To the front of the property there is a pebbled front garden with a driveway to the side providing off road parking for two cars with a side access gate to the rear garden. To the rear of the property there is an enclosed artificial lawned garden with raised decorative beds and paved patio area with pergola perfect for alfresco dining and entertaining. There is a triple bin store, a garden shed with power and lighting, security lighting, power sockets, an outside tap and water fountain.

Additional Information

The vendors have made us aware that the property has CCTV.



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Burgundy Road, Balby Doncaster

- THREE BEDROOM DETACHED FAMILY HOME
- BEAUTIFULLY PRESENTED THROUGHOUT
- EN-SUITE MASTER BEDROOM
- DOWNSTAIRS WC
- DRIVEWAY PROVIDING OFF ROAD PARKING

Tenure: Freehold EPC Rating: B

£240,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR123322 - 0003

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