



Coppicewood Court, Balby Doncaster DN4 8SF

welcome to

Coppicewood Court, Balby Doncaster

GUIDE PRICE £360,000 - £370,000. This fabulous four bedroom detached family home is situated in this sought after location with an open plan layout to the ground floor. Positioned at the head of a cul-de-sac with a secure gated entry, front and rear gardens, off road parking and a double garage.



Entrance Hall

With a front facing composite door, a cloak cupboard and tiled flooring which extends throughout the ground floor.

Downstairs W.C.

With a side facing obscure double glazed window. Fitted with a WC, a wash hand basin fitted into a vanity unit and tiling to the walls and floor.

Lounge

18' 10" x 10' 10" (5.74m x 3.30m)

With a front facing double glazed window and feature lighting. The lounge is open plan to the dining area with kitchen beyond.

Dining Kitchen Area

24' 4" max to recess x 11' 10" max to recess (7.42m max to recess x 3.61m max to recess)

Dining Area

With rear facing double glazed French doors. The dining area is open plan to the kitchen area.

Kitchen Area

With a rear facing double glazed window and a side facing sealed unit door. Fitted with a range of wall and base units with coordinating work surfaces housing the sink and drainer with mixer tap. The kitchen has an induction hob with extractor above, an electric oven, integrated dishwasher, housing for a washing machine and space for a fridge-freezer.

First Floor Landing

From the entrance hall stairs rise to the first floor landing where there is a side facing obscure double glazed window and access to the loft with ladder.

Master Bedroom

11' 2" x 15' 6" (3.40m x 4.72m)

With three double glazed windows offering an abundance of natural light, a central heating radiator and fitted wardrobes providing hanging and storage space. A door gives access to the en-suite shower room.

En-Suite Shower Room

With a front facing obscure double glazed window. Fitted with a WC, a wash hand basin fitted into a vanity unit and a shower with screen. There is tiling to the walls and floor, downlights to the ceiling and an extractor fan.

Bedroom Two

10' 4" x 14' 9" (3.15m x 4.50m)

A double room with rear and side facing double glazed windows and a central heating radiator.

Bedroom Three

8' 11" x 11' 4" to recess (2.72m x 3.45m to recess)

A double room with a front facing double glazed window, a central heating radiator and wardrobes providing hanging and storage space.

Bedroom Four

10' 10" x 6' 9" (3.30m x 2.06m)

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

Bathroom

With a side facing obscure double glazed window. Fitted with a WC, a wash hand basin fitted into a vanity unit and a double ended bath with mixer tap and shower attachment. There is a heated towel rail, an extractor fan, downlights to the ceiling and tiling to the walls and floor.

Outside

The property occupies an enclosed plot with secure gated entry. To the front there is a lawned area, gravel area, ample off road parking for several vehicles and access to the double garage. To the rear of the property there is an enclosed lawned garden with patio area, raised borders and an outside tap.

Double Garage

With power and light.



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welcome to

Coppicewood Court, Balby Doncaster

- GUIDE PRICE £360,000
- CLOSE TO LOCAL AMENITIES, SCHOOLS AND EXCELLENT COMMUTER LINKS
- STUNNING OPEN PLAN LAYOUT TO GROUND FLOOR
- DOWNSTAIRS WC
- MASTER BEDROOM WITH EN-SUITE SHOWER ROOM

Tenure: Freehold EPC Rating: C

guide price

£360,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR123301 - 0004

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