



Church Balk, Edenthorpe Doncaster



welcome to

Church Balk, Edenthorpe Doncaster

This four bedroom detached dorma bungalow benefits from two ground floor bedrooms, two first floor bedrooms with en-suite and two reception rooms. The property has a South-West facing rear garden, a generous driveway providing off road parking and a garage. Available with no onward chain!



Entrance Hall

With a front facing exterior door, a central heating radiator and stairs which rise to the first floor landing.

Lounge

15' 9" x 11' 9" max (4.80m x 3.58m max)

With a front facing double glazed bowed window, a central heating radiator, coving to the ceiling and a feature fireplace as the focal point of the room.

Dining Room

9' 7" x 11' 10" (2.92m x 3.61m)

With a side facing double glazed French doors, a central heating radiator, coving to the ceiling and access through to the kitchen.

Kitchen

10' 11" x 8' (3.33m x 2.44m)

Fitted with a range of wooden wall and base units with coordinating work surfaces housing the sink and drainer with mixer tap. The kitchen has a built-in fridge, plumbing for a washing machine, an electric hob with cooker hood above and an electric oven and grill. There is splashback, tiled flooring, a rear facing double glazed window and a side facing door providing access to the rear garden

Bedroom One

12' 11" x 10' 11" (3.94m x 3.33m)

With a front facing double glazed window and a central heating radiator. There is access to the built-in dressing room.

Dressing Room

8' 1" x 6' 9" (2.46m x 2.06m)

With a side facing double glazed window, a range of built-in storage and a central heating radiator.

Bedroom Four

8' 1" x 10' 1" (2.46m x 3.07m)

With a rear facing double glazed window, a central heating radiator and built-in wardrobes.

Bathroom

Fitted with a low flush WC, a wash hand basin and a panelled bath. There is tiling to the walls, a central heating radiator and a rear facing obscure double glazed window.

First Floor Landing

With a rear facing double glazed window and access to the two further bedrooms and en-suite.

Bedroom Two

11' 11" x 11' 1" max (3.63m x 3.38m max)

With a rear facing double glazed window, a central heating radiator, coving to the ceiling and eave storage. There is access to the en-suite shower room.

En-Suite Shower Room

Fitted with a low flush WC, a wash hand basin and a shower cubicle with shower. There is partial tiling to the walls, a chrome heated towel rail, an extractor fan and downlights to the ceiling.

Bedroom Three

12' x 8' max (3.66m x 2.44m max)

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

Outside

To the front of the property there is a spacious gravel driveway providing ample off road parking which leads to the garage. There are mature shrubs and plants to the borders providing screening. To the rear of the property there is a South-West facing garden which is mainly laid to lawn with a variety of mature shrubs, plants and fruit trees to the borders. There is a patio area, space for a garden shed and greenhouse.

Garage

17' 9" x 9' (5.41m x 2.74m)

With a roller shutter door and a side facing courtesy door to the rear garden.

Agent's Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.



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Church Balk, Edenthorpe Doncaster

- FOUR BEDROOM DETACHED DORMA BUNGALOW
- TWO GROUND FLOOR BEDROOMS
- TWO FIRST FLOOR BEDROOMS WITH EN-SUITE SHOWER ROOM
- GROUND FLOOR SHOWER ROOM
- LOUNGE AND DINING ROOM

Tenure: Freehold EPC Rating: D

offers over

£260,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR123198 - 0002

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