



St Thomas's Close, Balby DONCASTER

welcome to

St Thomas's Close, Balby DONCASTER

This two bedroom detached bungalow situated on a stunning corner plot in this cul-de-sac location benefits from a dining room, lounge and conservatory. The property has a driveway providing off road parking, a garage and is available with no onward chain.



Entrance Porch

With a front facing exterior door, a side facing double glazed window and access into the lounge.

Open Plan Lounge Dining Room

19' 8" x 16' 5" max (5.99m x 5.00m max)

Lounge

With a front facing double glazed bay window, heightened ceilings with spotlights, a central heating radiator and a feature fireplace as the focal point of the room.

Dining Room

With a central heating radiator, area for a dining table and chairs, heightened ceilings with spotlights and rear facing French doors which give access through to the conservatory. There is access through to the kitchen.

Kitchen

9' 3" x 7' 10" (2.82m x 2.39m)

Fitted with a range of wall and base units with coordinating work surfaces housing the sink and drainer with mixer tap. The kitchen has a four ring gas hob, an eye level electric oven and grill, space for a fridge and freezer, complimentary splashback and a rear facing double glazed window. There is access through to the utility room.

Utility Room

10' 3" x 4' 8" (3.12m x 1.42m)

With front, side and rear facing double glazed windows and a rear facing door providing access to the rear garden. There is plumbing for a washing machine and space for a fridge and freezer.

Conservatory

9' 4" x 12' 6" (2.84m x 3.81m)

With rear and side facing double glazed windows. There is a vaulted ceiling and side facing French doors which lead out to the rear garden.

Inner Hall

With access to the two bedrooms and family

bathroom.

Bedroom One

11' 11" x 9' 11" (3.63m x 3.02m)

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

Bedroom Two

11' 8" x 8' 6" (3.56m x 2.59m)

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

Shower Room

Fitted with a low flush WC, a wash hand basin with mixer tap and a bath with an electric shower over and screen. There is a front facing obscure double glazed window and a storage cupboard housing the wall mounted boiler.

Outside

To the front of the property there is a driveway providing off road parking which in-turn leads to the garage. There are open plan lawned gardens to the front and side while to the rear of the property there are landscaped tiered gardens with patio area, greenhouse, pergola, garden store and a variety of mature shrubs and plants.

Garage

With an up and over door.



check out more properties at williamhbrown.co.uk



welcome to

St Thomas's Close, Balby DONCASTER

- TWO BEDROOM DETACHED BUNGALOW
- CORNER PLOT POSITION
- DRIVEWAY AND GARAGE
- BAY FRONTED LOUNGE
- SPACIOUS KITCHEN WITH UTILITY ROOM

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£190,000



Please note the marker reflects the postcode not the actual property

check out more properties at williamhbrown.co.uk



Property Ref:
DCR123632 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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