



**Arden Gate, Balby Doncaster**



**welcome to**

**Arden Gate, Balby Doncaster**

GUIDE PRICE £150,000-£160,000. Situated in a peaceful cul-de-sac, this delightful two bedroom semi-detached home offers the perfect blend of modern living with a breakfast bar in the kitchen, and a stylish media feature wall in the lounge. Ideal for first-time buyers or downsizers.



## Lounge

16' 1" x 12' 1" ( 4.90m x 3.68m )

A spacious lounge featuring a striking media wall, perfect for entertainment. The feature wall provides ample space for a flat-screen TV and shelving for your media essentials. A front facing double glazed window allows plenty of natural light, creating a warm and inviting atmosphere. There is a front entrance door, under stairs storage and stairs that rise to the first floor landing with laminate floor and a central heating radiator.

## Kitchen

12' 1" x 8' 3" ( 3.68m x 2.51m )

The high gloss modern kitchen features a modern design with high-quality finishes. A breakfast bar separates the kitchen from the lounge, providing a perfect spot for casual meals or morning coffee. Fitted with sleek countertops, contemporary cabinetry, and integrated appliances that include a sink and drainer with mixer tap, an electric hob, electric cooker with cooker hood, fridge freezer, dishwasher, and washing machine facility. There is a rear facing double glazed window and a side facing door.

## First Floor Landing

With feature panelling throughout the first floor landing.

## Bedroom One

12' 1" x 10' 8" ( 3.68m x 3.25m )

The spacious primary bedroom provides ample room for a double bed and additional furniture. Two double glazed windows overlook the front of the property, letting in natural light, with a TV media feature wall, spotlights to the ceiling and central heating radiator.

## Bedroom Two

12' 2" x 8' 5" ( 3.71m x 2.57m )

The second bedroom is ideal for guests, a home office, or a child's room. With a rear facing double glazed window facing the rear garden, it is a quiet and comfortable space with plenty of room for a single or double bed and storage cupboard that houses the wall mounted boiler, spotlights to the ceiling and a central heating radiator.

## Bathroom

A well-appointed bathroom with modern fixtures including a bathtub with overhead shower, WC, and washbasin. The bathroom also features contemporary tiling and a heated towel rail with a side facing obscure double glazed window and shaver point.

## Outside

To the front of the property there is a neat and well-maintained front garden with off-road parking and a gated side driveway that provides side access through to the rear garden. To the rear of the property there is a private, enclosed rear garden perfect for outdoor living. The garden is mainly laid to lawn with a decked patio area, ideal for summer BBQs or relaxing with family and friends and provides an outdoor garden storage shed.



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## Arden Gate, Balby Doncaster

- GUIDE PRICE £150,000-£160,000
- TWO DOUBLE BEDROOMS
- HIGH SPECIFICATION THROUGHOUT
- KITCHEN WITH BREAKFAST BAR
- LOUNGE WITH MEDIA FEATURE WALL

Tenure: Freehold EPC Rating: D

guide price

**£150,000-£160,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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