



Atebanks Court, Balby Doncaster

welcome to

Atebanks Court, Balby Doncaster

This four bedroom detached executive style family home is available with no onward chain benefiting from a double garage, three reception rooms, a spacious kitchen with utility and two en-suites. The property is situated on a corner plot position in this cul-de-sac location.



Entrance Hall

With a front facing upvc exterior door, stairs which rise to the first floor landing and a useful storage cupboard.

Ground Floor W.C.

Fitted with a low flush WC, a wash hand basin and a side facing obscure double glazed window.

Lounge

20' x 11' 5" (6.10m x 3.48m)

With a front facing double glazed bay window, a feature decorative fireplace as the focal point of the room, two central heating radiators, laminate flooring, picture rail, coving to the ceiling and rear facing patio doors which lead out to the rear garden. There are double doors providing access to the dining room.

Dining Room

12' x 9' 2" (3.66m x 2.79m)

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

Kitchen

14' 9" x 10' 2" (4.50m x 3.10m)

With front and side facing double glazed windows. 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 five ring gas hob with stainless steel cooker hood above, an eye level double oven and grill, a breakfast bar and space for a fridge and freezer. There is complimentary splashback tiling, spotlights to the ceiling, tiled flooring and a central heating radiator.

Utility Room

5' 9" x 5' 9" (1.75m x 1.75m)

Fitted with wall and base units with work surfaces housing the stainless steel sink with mixer tap beneath which is plumbing for a washing machine. There is complimentary splashback tiling and a side facing door providing access to the rear garden.

Study

9' 8" x 9' 6" (2.95m x 2.90m)

A versatile room which could also be used as a playroom or an additional bedroom if required with a front facing double glazed window, laminate flooring, a central heating radiator and a door giving access to the garage.

First Floor Landing

With a front facing double glazed window and a useful built-in storage cupboard.

Bedroom One

12' 4" x 10' 4" (3.76m x 3.15m)

With a front facing double glazed window, a central heating radiator and two built-in storage cupboards. 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 walk-in shower. There is wall to floor tiling, a chrome heated towel rail and a front facing obscure double glazed windows.

Bedroom Two

9' 2" x 9' 10" (2.79m x 3.00m)

With a rear facing double glazed window, a central heating radiator and built-in wardrobes. There is access to the en-suite shower room.

En-Suite Shower Room

Fitted with a low flush WC, a wash hand basin on a vanity unit with mixer tap and a walk-in shower. There is a heated towel rail, wall to floor tiling and a side facing obscure double glazed window.

Bedroom Three

9' x 8' 9" (2.74m x 2.67m)

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

Bedroom Four

9' 2" x 7' 3" (2.79m x 2.21m)

With a rear facing double glazed window, a central heating radiator and useful fitted wardrobes.

Bathroom

Fitted with a four piece suite comprising of a low flush WC, a wash hand basin on a vanity unit, a panelled bath with mixer tap and a shower cubicle with shower. There is partial tiling to the walls, tiled flooring, downlights to the ceiling, a chrome heated towel rail and a rear facing obscure double glazed window.

Outside

Situated on a corner plot position on a cul-de-sac location. To the front of the property there is a tarmac driveway providing ample off road parking with EV charging point which in-turn leads to the double garage. There is a generous open plan lawned garden with rockery, shrubs and hedging. To the rear of the property there is a paved and lawned garden with insert patio area and fencing to the perimeter.

Double Garage

17' 10" x 17' 6" (5.44m x 5.33m)

With two up and over doors, a side facing door providing access to the rear garden and an internal door to the study.



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Atebanks Court, Balby Doncaster

- NO ONWARD CHAIN
- TWO EN-SUITE SHOWER ROOMS AND FAMILY BATHROOM
- GROUND FLOOR WC AND UTILITY ROOM
- DRIVEWAY AND DOUBLE GARAGE PROVIDING AMPLE OFF ROAD PARKING
- VERSATILE STUDY / GROUND FLOOR BEDROOM FIVE

Tenure: Freehold EPC Rating: C

Council Tax Band: E

£350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR122789 - 0002

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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