



Ashfield Road, Balby Doncaster

welcome to

Ashfield Road, Balby Doncaster

This exceptional four bedroom end-terraced Edwardian villa is bound to impress, situated over four floors with a bay fronted lounge, a rear aspect dining room, an Indian stone low maintenance garden to the rear and a range of character and charm throughout.



Entrance

With a front facing upvc exterior door over and a stormed porch.

Entrance Hall

With mosaic flooring throughout, a central heating radiator and stairs which rise to the first floor landing.

Lounge

15' 5" x 13' (4.70m x 3.96m)

With a front facing bay fronted double glazed window, two central heating radiators and a decorative feature fireplace with insert log burner.

Dining Room

13' 6" x 10' 11" (4.11m x 3.33m)

With a rear facing double glazed window, a central heating radiator, area for a focal dining table and chairs and heightened ceilings with a variety of character and charm.

Inner Lobby

With a side facing exterior door with steps down to the tiered patio rear garden and stairs leading down to the cellar.

Kitchen

14' x 11' (4.27m x 3.35m)

Fitted with a range of contemporary and characterised wall and base units with coordinating blue pearl granite worktops and space for a potential focal island. The kitchen has plumbing for a dishwasher and space for a American style fridge and freezer. There is complimentary splashback, built-in storage, a brick feature insert which has space for a cooker and stove, tiled flooring which continues from the inner lobby and a rear facing double glazed windows providing a elevated view of the rear garden.

Utility Room / Summer Kitchen

14' 1" x 11' (4.29m x 3.35m)

A contemporary and well appointed utility which has plumbing for a washing machine, a sink and drainer and space for a dryer. There is a side facing double glazed window, a wall mounted boiler, a central heating radiator and a rear facing door providing access to the rear garden and access to the three cellar rooms.

Cellar Room One

15' 4" x 11' (4.67m x 3.35m)

With a central heating radiator.

Cellar Room Two

13' 8" x 11' (4.17m x 3.35m)

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

Cellar Room Three

8' x 5' 11" (2.44m x 1.80m)

First Floor Landing

With a fitted storage cupboard and access to three bedrooms, family bathroom and a further staircase which provides access to the top floor bedroom.

Bedroom One

17' 2" Max x 12' 8" (5.23m Max x 3.86m)

With two front facing double glazed windows, a cast iron feature fireplace and a central heating radiator.

Bedroom Two

13' 5" x 10' 10" (4.09m x 3.30m)

With a rear facing double glazed window, a cast iron feature fireplace and a central heating radiator.

Bedroom Three

10' 10" Max x 10' 7" (3.30m Max x 3.23m)

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

Family Bathroom

Fitted with a four piece suite comprising of a high flush WC, a hand wash basin, a shower cubicle with shower and a focal bath. There is a traditional heated towel rail and radiator, spotlights to the ceiling, wall to floor tiling and a side facing obscure double glazed window.

Bedroom Four

17' 10" Max x 17' 1" (5.44m Max x 5.21m)

With stairs from the first floor landing leading to the second floor where there is a front facing double glazed window, a side facing double glazed window, two central heating radiators, fitted wardrobes and access to the en-suite shower room.

En-Suite Shower Room

Fitted with a shower cubicle with shower, a low flush WC and a hand wash basin. There is a rear facing velux double glazed window, wall to floor tiling and a central heating radiator.

Outside

To the front of the property there is an Indian stone footpath with a stormed porch and a gravel driveway providing ample off road parking. To the rear of the property there is a tiered garden with Indian stone steps down towards the slate rear garden with a Victorian style lamppost, a garden shed and planters to the sides.



view this property online williamhbrown.co.uk/Property/DCR124862



welcome to

Ashfield Road, Balby Doncaster

- FOUR BEDROOM END-TERRACED
- BAY FRONTED LOUNGE AND REAR ASPECT DINING ROOM
- GRANITE KITCHEN
- SITUATED OVER FOUR FLOORS
- EN-SUITE SHOWER ROOM TO THE PRIMARY BEDROOM

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: B

offers in the region of

£250,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DCR124862



Property Ref:
DCR124862 - 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