



Longfellow Road, Balby Doncaster

welcome to

Longfellow Road, Balby Doncaster

GUIDE PRICE £450,000-£475,000. This exceptional five bedroom detached dormer bungalow is situated on a stunning plot with a range of family living space with a bar/family room over 28 FT in length, two further reception rooms, a home office, three bathrooms, two dressing rooms and summer house.



Entrance Porch

With front facing French doors and a front facing double glazed window. There is access to the dining kitchen and sheltered patio.

Dining Kitchen

29' x 11' 4" (8.84m x 3.45m)

Fitted with a stunning range wall and base units with coordinating quartz work surfaces housing the insert sink and drainer. The kitchen has a range of integrated appliances including an induction hob with cooker hood, a double oven with microwave and dishwasher. There is a quartz central breakfast island, a TV media wall, plinth lighting, spotlights to the ceiling, tiled flooring, a column central heating radiator, front and rear facing double glazed window and a rear facing door giving access to the garden room. There is further access to the family room, inner hall and utility room.

Utility Room

11' 4" x 7' 7" (3.45m x 2.31m)

Fitted with a range of extensive wall and base units with coordinating work surfaces beneath which is plumbing for a washing machine and space for a dryer. There is tiled flooring, spotlights to the ceiling and a front facing double glazed window.

Family Room

16' 6" x 11' 4" max (5.03m x 3.45m max)

With a rear facing double glazed window, coving to the ceiling, a TV media wall, spotlights to the ceiling and fitted sliding wardrobes providing a range of hanging and storage space.

Garden Room

30' 8" x 9' 4" (9.35m x 2.84m)

With rear and side facing double glazed windows providing stunning open views of the generous rear garden. There is a TV point, rear facing French doors which lead onto the rear garden and further access through to the kitchen diner.

Inner Hall

With stairs which rise to the first floor landing and access through to the kitchen diner, lounge and ground floor bedroom.

Bedroom One

19' 1" max x 11' 5" (5.82m max x 3.48m)

A superb bedroom with a front facing double glazed window, a central heating radiator and fitted wardrobes providing a range of hanging and storage space. There is access to the walk-in wardrobe and en-suite shower room.

Walk-In Wardrobe

4' 9" x 5' 6" (1.45m x 1.68m)

Providing additional hanging and storage space.

En-Suite Shower Room

Fitted with a low flush WC, a wash hand basin and a walk-in shower. There is tiled flooring, a heated towel rail and spotlights to the ceiling.

Ground Floor Shower Room

Fitted with a low flush WC, a wash hand basin on a vanity unit with mixer tap and a Jacuzzi bath. There is a chrome heated towel rail, panelling to the walls and a side facing obscure double glazed window.

Bedroom Five

11' 11" x 17' 5" (3.63m x 5.31m)

Currently used as a second ground floor bedroom with rear facing double glazed windows looking into the garden room, a column central heating radiator, coving to the ceiling and a feature fireplace as the focal point of the room. There is access through to the garden room.

Entertaining Room / Bar

28' 4" x 18' 8" (8.64m x 5.69m)

A versatile entertaining space which could also be used as a business/working from home area with a bespoke bar area, built-in shelving and a central heating radiator. There is access to the sheltered canopy and hot tub area.

First Floor Landing

With access to the three further bedrooms and family bathroom.

Bedroom Two

17' 10" max x 9' 9" (5.44m max x 2.97m)

A double room with a side facing double glazed window and a central heating radiator.

Bedroom Three

14' 11" x 9' 10" max (4.55m x 3.00m max)

With a side facing double glazed window, a central heating radiator, a loft hatch and built-in wardrobes providing a range of hanging and storage space.

Walk-In Wardrobe

11' 10" x 8' 5" (3.61m x 2.57m)

Provides hanging and storage space.

Bedroom Four

10' 1" max x 13' 8" (3.07m max x 4.17m)

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

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 rear facing skylight double glazed window, spotlights to the ceiling and a heated towel rail.

Outside

Situated and tucked away within a private setting with a gated entrance to a block paved driveway to the front providing a range of off road parking. There is a detached outdoor summer house which is currently being used as a workshop/office. To the rear of the property there is a patio and elevated view of the generous mainly laid to lawn garden with steps down. There is an extensive further patio area with a summer house to the rear, shrubs and plants to the borders. There is an outdoor kitchenette and gazebo, a further inner canopy in the outdoor space between the entrance porch and bar which conveniently locates a WC, a wash hand basin with mixer tap and tiling to the walls and floor. The property has a range of versatile outbuildings/rooms which could be used to accommodate working/businesses from home.

Additional Information

The vendors have made us aware that there are freehold solar panels for electric and water, contact the branch for further details.



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- GUIDE PRICE £450,000-£475,000
- STUNNING FIVE BEDROOM DETACHED DORMA BUNGALOW
- EXCEPTIONAL GATED PLOT WITH OVER 28 FT ENTERTAINMENT ROOM / BAR
- IDEAL FOR EXTENDED FAMILY LIVING AND WORKING/BUSINESS FROM HOME
- SUN ROOM, FAMILY ROOM AND STUNNING KITCHEN WITH FOCAL ISLAND

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A

guide price

£450,000-£475,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR125091 - 0003

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