



**Dorado Drive, Balby Doncaster**



**welcome to**

**Dorado Drive, Balby Doncaster**

£220,000-£230,000 This well-presented corner plot semi-detached home offers spacious open-plan living, including a modern kitchen diner, dual-aspect lounge, and a handy utility area, conveniently situated close to a range of local amenities and excellent transport links.



### Entrance

A front facing composite door provides access into the entrance hall, which has stairs rising to the first floor landing.

### Ground Floor Wc

Fitted with a low flush WC, a hand wash basin with mixer tap, spotlights to the ceiling and a central heating radiator.

### Lounge

17' 3" x 10' 9" ( 5.26m x 3.28m )

A dual aspect room with a front facing double glazed window, rear facing french doors and a central heating radiator.

### Kitchen Diner

18' 5" Max x 15' 3" Max ( 5.61m Max x 4.65m Max )

Fitted with a extensive range of wall and bas units with coordinating work surfaces which incorporate the sink and drainer with mixer tap. The kitchen has complimentary splashback tiling, a electric hob with a electric oven and grill and cooker hood above. There is a breakfast bar, ample area for a dining table and chairs and space for a fridge and freezer. The kitchen hosts a central heating radiator with access through into the utility area with a front facing double glazed window and a rear facing door.

### Utility

6' 7" x 4' 7" ( 2.01m x 1.40m )

With plumbing for a washing machine, high gloss wall and base units with coordinating worktops with space for a dryer and is conveniently located off the kitchen.

### First Floor Landing

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

### Bedroom One

13' 5" Max x 14' 5" Max ( 4.09m Max x 4.39m Max )

With two front facing full length wall to floor double glazed windows offering an abundance of natural light, with fitted wardrobes, a thermostat and a

central heating radiator.

### Bedroom Two

17' 4" x 9' 1" ( 5.28m x 2.77m )

With a wall to floor front facing double glazed window, rear facing wall to floor double glazed window and a central heating radiator.

### Bedroom Three

11' 10" x 11' 1" Max ( 3.61m x 3.38m Max )

With two front facing double glazed windows and a central heating radiator.

### Bathroom

Fitted with a low flush WC, hand wash basin with mixer tap, there's a paneled bath with screen and shower over, partial tiling to the walls and a rear facing obscured double glazed window.

### Outside

Outside to the front the property looks out onto woodland views and ideally situated close to a range of local shops, schools and country pubs. The front offers a side tarmaced double drive providing ample off road parking whilst to the rear of the property there is an enclosed awned garden with a extensive patio with a variety of mature shrubs and plants to the borders providing a screened and well established enclosed rear garden.



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## Dorado Drive, Balby Doncaster

- GUIDE PRICE £220,00-£230,000
- IMPRESSIVE THREE BEDROOM SEMI-DETACHED
- SITUATED ON A CORNER PLOT
- BREAKFAST KITCHEN AND DUEL ASPECT LOUNGE
- GROUND FLOOR WC

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: C

guide price

**£220,000-£230,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DCR124779 - 0002

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