



Walpole Close, Balby Doncaster

welcome to

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This three bedroom end-terraced family home is situated on a corner plot and benefits from a garage, wrapped around side and rear gardens, two reception rooms and a ground floor WC. With close links to a range of schools, transport links and local amenities.



Entrance Hall

With a front facing sealed unit door, stairs which rise to the first floor landing, a useful storage cupboard and access to the ground floor WC.

Ground Floor W.C.

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

Kitchen Diner

15' x 9' 10" Max (4.57m x 3.00m Max)

Fitted with a range of wall and base units with coordinating worktops which incorporates the sink and drainer. The kitchen has plumbing for a washing machine, space for a cooker, fridge and freezer. There is space for a dining table and chairs, complimentary splashback tiling, a wall mounted boiler, a central heating radiator, two rear facing double glazed windows and a rear facing exterior door giving access to the rear garden.

Lounge

13' 6" x 11' Max (4.11m x 3.35m Max)

With a side facing double glazed window, an electric feature fireplace as the focal point of the room, a central heating radiator and an open archway which provides access into the dining room.

Dining Room

10' 3" x 7' 7" (3.12m x 2.31m)

With space for a dining table and chairs, a rear facing double glazed window and a central heating radiator.

First Floor Landing

With two useful storage cupboards and a front facing double glazed window.

Bedroom One

11' 8" x 9' 5" (3.56m x 2.87m)

With a rear facing double glazed window, coving to the ceiling and a central heating radiator.

Bedroom Two

11' 3" x 9' 5" (3.43m x 2.87m)

With a rear facing double glazed window, fitted wardrobes, a central heating radiator and coving to the ceiling.

Bedroom Three

10' 4" Max x 10' 8" (3.15m Max x 3.25m)

With a built-in storage cupboard, a central heating radiator and a side facing double glazed window.

Bathroom

Fitted with a low flush WC, a hand wash basin and a panelled bath with shower over and screen. There are downlights to the ceiling, a loft hatch, wall to floor tiling, a heated towel rail and a front facing obscure double glazed window.

Outside

Situated to the rear is a gate which in-turn leads to the side of the garage. There is fencing to the perimeter with a paved patio and a hedged side which provides screening and privacy. To the front of the property there is additional access to the front entrance hallway via a pedestrian walk way.

Garage

With up and over door and additional side door giving access to the garden.



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Walpole Close, Balby Doncaster

- THREE BEDROOM END-TERRACED
- CORNER PLOT POSITION
- WRAPPED AROUND SIDE AND REAR GARDENS
- GROUND FLOOR WC
- KITCHEN DINER

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£130,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR125165 - 0003

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