

**Harvest Close, Balby Doncaster** 



## welcome to

# **Harvest Close, Balby Doncaster**

This impressive four bedroom semi-detached family home is situated on a cul-de-sac location with Woodland views to the rear. The property provides well-presented spacious living accommodation with ample off road parking, a car port and garage.













#### **Entrance Hall**

A stormed porch with a front facing composite door gives access to the hallway where there is laminate flooring, stairs which rise to the first floor landing and access through to the lounge.

## Lounge

15' 1" x 15' 5" max ( 4.60m x 4.70m max )

An attractive lounge with a front facing double glazed window, feature panelling, coving to the ceiling, a useful understairs storage cupboard, a gas feature fireplace as the focal point of the room, a central heating radiator and access through to the kitchen.

#### **Kitchen Diner**

15' 5" x 9' 5" ( 4.70m x 2.87m )

Fitted with a contemporary range of wall and base units with coordinating work surfaces housing the sink and drainer with mixer tap. The kitchen has a four ring gas hob with extractor hood above, an electric oven and grill, plumbing for a washing machine and space for an American style fridge-freezer. There is area for a dining table and chairs, breakfast bar, a central heating radiator, a rear facing double glazed window and door providing access to the conservatory.

## **Conservatory**

10' 2" x 7' 8" ( 3.10m x 2.34m )

With rear and side facing double glazed windows, a central heating radiator and side facing French doors leading out to the rear garden.

## **First Floor Landing**

With a loft hatch, a useful storage cupboard and a central heating radiator.

### **Bedroom One**

17' 1" x 7' 5" ( 5.21m x 2.26m )

With a front facing double glazed window, a loft hatch, central heating radiator, fitted wardrobes and access to the en-suite bathroom.

#### **En-Suite Bathroom**

Fitted with a low flush WC, a wash hand basin with mixer tap and a P-shaped bath with shower over and screen. There is mosaic effect flooring, an extractor fan, downlights to the ceiling, tiling to the walls, a rear facing obscure double glazed window and a chrome heated towel rail.

#### **Bedroom Two**

11' 3" x 9' 7" max ( 3.43m x 2.92m max ) With a rear facing double glazed window, fitted wardrobes and a central heating radiator.

#### **Bedroom Three**

11' 5" max x 8' 11" ( 3.48m max x 2.72m ) With a front facing double glazed window and a central heating radiator.

#### **Bedroom Four**

8' 4" x 6' 11" ( 2.54m x 2.11m )

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

#### **Shower Room**

Fitted with a low flush WC, a counter top wash hand basin on a vanity unit with mixer tap and a double walk-in shower with tiled surround. There is tiling to the walls, a heated towel rail, downlights to the ceiling and a rear facing obscure double glazed window.

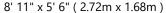
## Outside

To the front of the property there is a mainly laid to lawn front garden with a driveway providing off road parking which in-turn leads to the sheltered car port and garage. To the rear of the property there is an artificial lawn with a block paved patio, decked patios and Woodland views to the rear. A side gate provides access to the side drive, garage and car port.

## Garage

16' 5" x 9' 3" ( 5.00m x 2.82m ) With an up and over door.

#### Store



With a side facing door, area for a dryer and counter top.

#### **Additional Information**

The vendor has made us aware that the property has freehold solar panels and an EV charging point (subject to negotiations).





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# **Harvest Close, Balby Doncaster**

- IDEAL FOR AN EXTENDED OR GROWING FAMILY
- CAR PORT WITH DRIVEWAY AND GARAGE
- MASTER BEDROOM WITH EN-SUITE
- KITCHEN DINER
- SPACIOUS LOUNGE WITH CONTEMPORARY FEATURES

Tenure: Freehold EPC Rating: C

Council Tax Band: B

# £240,000







Hexthorpe Bowl

Rest Co.

Burns Way

Burns Way

Map data ©2025

Please note the marker reflects the postcode not the actual property

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