



Ridge Balk Lane, Woodlands Doncaster

welcome to

Ridge Balk Lane, Woodlands Doncaster

GUIDE PRICE £210,000-£220,000. Situated on an impressive corner plot is this three bedroom semi-detached family home with a spacious open plan kitchen diner, a luxury bathroom suite, ample off road parking and a garage. Set back with a generous front garden and ideal for a growing family!



Entrance Porch

With a front facing exterior door, front and side facing double glazed windows. A further door gives access to the entrance hall.

Entrance Hall

With stairs which rise to the first floor landing.

Lounge

17' 3" max x 12' (5.26m max x 3.66m)

With a front facing double glazed window, a TV media wall, air conditioning unit and a central heating radiator.

Kitchen Diner

19' 9" x 9' 10" (6.02m x 3.00m)

Fitted with a range of wall and base units with coordinating work surfaces housing the sink and drainer. The kitchen has a five ring gas hob, an electric oven and grill, space for a fridge and freezer and plumbing for a dishwasher. There is splashback tiling, understairs storage, a central heating radiator, area for a dining table and chairs, coving and spotlights to the ceiling, front and rear facing double glazed windows and access through to the rear lobby.

Rear Lobby

With access through to the utility room and downstairs WC.

Downstairs W.C.

Fitted with a low flush WC, splashback tiling and a rear facing obscure double glazed window.

Utility Room

5' 9" x 9' 9" (1.75m x 2.97m)

With rear and side facing double glazed windows and a rear facing door providing access to the rear garden.

First Floor Landing

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

Bedroom One

13' 10" x 11' max (4.22m x 3.35m max)

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

Bedroom Two

10' 1" x 11' 11" (3.07m x 3.63m)

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

Bedroom Three

10' 5" max x 6' 10" (3.17m max x 2.08m)

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

Bathroom

Fitted with a low flush WC, a wash hand basin on a vanity unit and an insert bath with rainfall effect shower over and screen. There is a rear facing obscure double glazed window, downlights to the ceiling, alcove with mood lighting, decorative tiling and a heated towel rail.

Outside

Situated on a corner plot there is a lawned garden to the front with hedging, screening and a variety of mature plants. To the side there is a patterned driveway providing off road parking which in-turn leads to the front entrance porch and garage. To the rear of the property there is a lawned garden with fencing to the perimeter.

Garage

With an up and over door.



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Ridge Balk Lane, Woodlands Doncaster

- GUIDE PRICE £210,000-£220,000
- LOUNGE WITH TV MEDIA WALL
- UTILITY AND DOWNSTAIRS WC
- AMPLE OFF ROAD PARKING AND GARAGE
- FRONT AND REAR GARDENS

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

£210,000-£220,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DCR125422 - 0002

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