



Arden Gate, Balby Doncaster

welcome to

Arden Gate, Balby Doncaster

Situated in this popular location is this well-presented two bedroom detached bungalow with front and rear gardens and a driveway providing off road parking. The property has close links to a host of local amenities and excellent transport links.



Entrance Hall

With a side facing double glazed door, a side facing double glazed window, a useful storage cupboard, a central heating radiator and access to the lounge.

Lounge Dining Room

22' x 9' 6" (6.71m x 2.90m)

A spacious L-shaped room with a front facing double glazed bowed window, a side facing double glazed window, a central heating radiator, an electric feature fireplace and TV point.

Kitchen

10' 2" x 8' 3" (3.10m x 2.51m)

A recently fitted kitchen with a range of wall and base units with coordinating work surfaces housing the stainless steel sink and drainer. The kitchen has space for a fridge-freezer, plumbing for a washing machine and an electric hob with glass splashback and cooker hood above. There is a wall mounted gas central heating boiler, complimentary splashback, laminate flooring, a rear facing double glazed window and a double glazed door leading through to the conservatory.

Conservatory

10' 6" x 7' 3" (3.20m x 2.21m)

With rear and side facing double glazed windows, a side facing double glazed door to the garden and a central heating radiator.

Inner Hall

With a useful storage cupboard and loft access.

Bedroom One

11' 8" x 8' 4" (3.56m x 2.54m)

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

Bedroom Two

10' 5" x 7' 9" (3.17m x 2.36m)

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

Shower Room

Fitted with a walk-in shower with electric shower and glass screen, a low flush WC and a wash hand basin. There is tiling to the walls, a heated towel rail and side facing double glazed window.

Outside

To the front of the property there are double gates which lead to the driveway providing off street parking. There is a wall enclosed front garden with side access gates to the rear garden. To the rear of the property there is an enclosed artificial lawned garden with paved path and patio, shrubs and plants to the borders and a garden shed.



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Arden Gate, Balby Doncaster

- POPULAR LOCATION
- TWO BEDROOM DETACHED BUNGALOW
- L- SHAPED LOUNGE DINING ROOM
- RECENTLY FITTED KITCHEN
- CONSERVATORY

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£180,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR125516 - 0002

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