



**Wivelsfield Road, Balby Doncaster**



**welcome to**

**Wivelsfield Road, Balby Doncaster**

Situated on a spacious corner plot is this bedroom semi-detached property located in the ever popular location of Balby, with close links to a range of shops, schools and local amenities. The property benefits from a lounge, kitchen dinner, driveway and a detached garage.



## Lounge

16' 8" Max x 16' 10" Into Bay ( 5.08m Max x 5.13m Into Bay )

With a front facing double glazed bay window, stairs which rise to the first floor landing , a central heating radiator and a chimney breast.

## Kitchen Diner

16' 7" Max x 10' 3" Max ( 5.05m Max x 3.12m Max )

With double glazed French doors which open up to the garden. The kitchen is fitted with a range of wall and base units with worktops housing the sink and drainer, there is space for a oven and grill with gas hob, plumbing for a washing machine, space for white goods and a gas central heating boiler which is housed in a cupboard. The room has a rear facing double glazed window and space for a dining table and chairs.

## First Floor Landing

With a side facing double glazed window.

## Bedroom One

14' Into Bay x 10' 8" Into recess ( 4.27m Into Bay x 3.25m Into recess )

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

## Bedroom Two

10' 3" Max x 10' 10" Into Recess ( 3.12m Max x 3.30m Into Recess )

With a central heating radiator, a rear facing double glazed window and access to the loft through hatch.

## Bedroom Three

8' 2" x 7' 5" Max ( 2.49m x 2.26m Max )

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

## Bathroom

Fitted with a wash hand basin, a low flush WC, a bath with a electric shower over and a front facing obscured double glazed window.

## Outside

Outside the property is occupied on a spacious corner plot benefiting from front, rear and side gardens, with lawn sections, path access to the front entrance and a detached garage.

## Garage



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## Wivelsfield Road, Balby Doncaster

- THREE BEDROOM SEMI-DETACHED PROPERTY
- SPACIOUS ROOM SIZES THROUGHOUT
- DRIVEWAY WITH DETACHED GARAGE
- CORNER PLOT POSITION
- CLOSE TO A HOST OF LOCAL AMENITIES AND EXCELLENT TRANSPORT LINKS

Tenure: Freehold EPC Rating: D

Council Tax Band: A

**£150,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DCR125624 - 0002

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