



Coniston Drive, Balby Doncaster

welcome to

Coniston Drive, Balby Doncaster

This three bedroom end-townhouse is situated over three floors with a top floor primary bedroom and en-suite shower room. Positioned on a cul-de-sac with open views to the side, a garage and generous rear garden.



Entrance Porch

With a front facing UPVC exterior door and a useful storage cupboard/utility space which has plumbing for a washing machine. Access through to the entrance hall.

Entrance Hall

With spotlights to the ceiling, tiled flooring and stairs which rise to the first floor landing.

Ground Floor W.C.

Fitted with a low flush WC, a wash hand basin and a central heating radiator.

Kitchen

10' 2" x 6' 4" (3.10m x 1.93m)

Fitted with a range of wall and base units with coordinating work surfaces housing the sink and drainer. The kitchen has a four ring gas hob with cooker hood above, an electric oven and grill and under counter space for a fridge or freezer. There is splashback tiling, a central heating radiator, a concealed wall mounted boiler, spotlights to the ceiling and a front facing obscure double glazed window.

Lounge

15' 4" x 13' 7" (4.67m x 4.14m)

With rear facing double glazed French doors with double glazed side panels which lead out to the rear garden, coving and spotlights to the ceiling, a gas feature fireplace as the focal point of the room and two central heating radiators.

First Floor Landing

With stairs which rise to the second floor.

Bedroom Two

13' 8" x 9' 8" (4.17m x 2.95m)

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

Bedroom Three

13' 8" x 8' 9" (4.17m x 2.67m)

With two front facing double glazed windows and a central heating radiator.

Bathroom

Fitted with a low flush WC, a wash hand basin and a panelled bath. There is partial tiling to the walls and a side facing obscure double glazed window.

Second Floor Landing

Bedroom One

17' 4" x 10' 4" (5.28m x 3.15m)

With a front facing double glazed window, a loft hatch, spotlights to the ceiling, a useful storage cupboard and a central heating radiator. Access to the en-suite shower room.

En-Suite Shower Room

Fitted with a low flush WC, a wash hand basin and a tiled shower cubicle with shower. There is partial tiling to the walls, a heated towel rail and a rear facing double glazed skylight window.

Outside

To the front of the property there is a gravel footpath to the driveway providing off road parking and garage. To the rear of the property there is an enclosed lawned garden with patio area and fencing to the perimeter.

Garage

14' 8" x 9' 10" (4.47m x 3.00m)

With an up and over door.



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Coniston Drive, Balby Doncaster

- NO ONWARD CHAIN
- IDEAL FOR A GROWING FAMILY
- GROUND FLOOR WC
- REAR ASPECT LOUNGE
- POPULAR LOCATION

Tenure: Freehold EPC Rating: C
Council Tax Band: B

£190,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DCR118313 - 0003

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