



**Gayton Close, Balby Doncaster**

**welcome to**

**Gayton Close, Balby Doncaster**

Situated in this popular location close to a host of local amenities and excellent transport links is this two double bedroom detached bungalow. Benefiting from front and rear gardens, off road parking and a garage.



### Entrance Porch

With front, side and rear facing double glazed windows and a side facing door. There is tiled flooring and access through to the entrance hall.

### Entrance Hall

With tiled flooring, picture rail, coving to the ceiling, storage cupboard and an obscure window through to the lounge.

### Lounge Dining Room

21' 7" x 15' 9" ( 6.58m x 4.80m )

#### Lounge Area

With a front facing double glazed window, tiled flooring, coving to the ceiling, a central heating radiator, three wall light points, a gas feature fireplace and shelving to the alcove. The lounge is open plan to the dining room.

#### Dining Area

With a front facing double glazed window, coving to the ceiling, a central heating radiator, continued tiled flooring, picture rail and serving hatch to the kitchen.

### Kitchen

10' 5" x 10' 1" ( 3.17m x 3.07m )

With a side facing double glazed window. Fitted with wall and base units with coordinating work surfaces housing the sink and drainer with mixer tap. The kitchen has a gas hob with splashback, an electric oven and grill and plumbing for a washing machine. There is tiled flooring and a central heating radiator.

### Bedroom One

17' 7" x 9' 6" ( 5.36m x 2.90m )

With rear and side facing double glazed windows, a central heating radiator, dado rail and fitted wardrobes with cupboards which extend over the bed.

### Bedroom Two

11' 9" x 11' 8" ( 3.58m x 3.56m )

With a rear facing double glazed window, a central heating radiator, coving to the ceiling and a range of fitted furniture including, wardrobes, drawers,

bedside tables and cupboards which extend over the bed.

### Bathroom

With two side facing obscure double glazed windows. Fitted with a low flush WC, a wash hand basin fitted into a vanity unit, a panelled bath and a shower cubicle with shower. There is tiled flooring, coving to the ceiling and a central heating radiator.

### Outside

To the front of the property there is an enclosed lawned garden with shrubs, plants and trees to the borders. There are wrought iron gates which open to the extensive driveway providing off road parking which continues to the side and leads to the garage. To the rear of the property there is an enclosed lawned garden with a variety of shrubs, plants and trees to the borders. There is patio and pathway with access to the garage and workshop space.

### Garage

16' 8" x 9' 7" ( 5.08m x 2.92m )

With an up and over door and three side facing windows.

### Workshop

10' 11" x 9' 4" ( 3.33m x 2.84m )

Situated to the rear of the garage with rear and side facing windows and a side facing door.



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## Gayton Close, Balby Doncaster

- NO ONWARD CHAIN
- LOUNGE OPEN PLAN TO DINING ROOM
- SPACIOUS ENTRANCE PORCH AND HALLWAY
- GOOD SIZED KITCHEN
- TWO DOUBLE BEDROOMS

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

**£245,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
DCR125617 - 0002

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