



**Cavalier Court, Balby Doncaster**



**welcome to**

**Cavalier Court, Balby Doncaster**

A spacious four bedroom detached home situated in this cul-de-sac location with an extensive driveway providing ample off road parking with integral garage. Benefiting from a downstairs WC, an en-suite master bedroom and additional Jack and Jill en-suite.



### Entrance Hall

With a front facing door with double glazed side panel and two central heating radiators.

### Lounge

19' 4" x 12' ( 5.89m x 3.66m )

With a front facing double glazed bay window, a central heating radiator, coving to the ceiling, two wall light points, a feature fireplace and double doors through to the dining/sitting room.

### Dining / Sitting Room

12' x 11' 5" ( 3.66m x 3.48m )

With a central heating radiator, coving to the ceiling and French doors giving access to the conservatory.

### Kitchen Diner

17' 1" x 14' 1" ( 5.21m x 4.29m )

Fitted with wall and base units with coordinating work surfaces housing the sink and drainer with mixer tap. The kitchen has a five ring gas hob with splashback and cooker hood above and integrated appliances including a dishwasher and fridge-freezer. There is a central heating radiator, downlights to the ceiling, tiled flooring, space for a dining table and chairs, two rear facing double glazed windows and a side facing composite door leading out to the rear garden

### Conservatory

12' 6" x 9' 2" ( 3.81m x 2.79m )

With rear and side facing double glazed windows, tiled flooring and side facing French doors leading out to the rear garden.

### Downstairs W.C.

Fitted with a low flush WC, a wash hand basin, a central heating radiator and a side facing obscure double glazed window.

### First Floor Landing

With a loft hatch and a storage cupboard which houses the central heating boiler.

### Bedroom One

16' 5" x 13' 6" ( 5.00m x 4.11m )

With a front facing double glazed bay window, a front facing double glazed window, a central heating radiator, coving to the ceiling, fitted wardrobes and a walk-in wardrobe. Access to the en-suite shower room.

### En-Suite Shower Room

Fitted with a low flush WC, a wash hand basin and a corner shower cubicle with shower. There is a central heating radiator, tiled flooring, partial tiling to the walls and a side facing obscure double glazed window.

### Bedroom Two

11' 1" x 10' 9" ( 3.38m x 3.28m )

With a rear facing double glazed window, a central heating radiator and fitted wardrobes. Access to the Jack and Jill en-suite shower room.

### Jack And Jill Shower Room

Connects to bedrooms 2 and 4. Fitted with a low flush WC, a wash hand basin and a shower cubicle with shower. There is partial tiling to the walls, a central heating radiator and a rear facing obscure double glazed window.

### Bedroom Three

10' 11" x 8' 6" ( 3.33m x 2.59m )

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

### Bedroom Four

9' 7" x 7' 10" ( 2.92m x 2.39m )

With a rear facing double glazed window, a central heating radiator and fitted wardrobes. Access to the Jack and Jill en-suite shower room.

### Bathroom

Fitted with a low flush WC, a wash hand basin and a corner bath with shower attachment. There is partial tiling to the walls, tiled flooring, a heated towel rail, extractor fan and a side facing obscure double glazed window.

### Outside

Situated at the head of a cul-de-sac to the front of the property there is an open plan lawn with an extensive tarmac driveway providing ample off road parking for multiple vehicles which in-turn leads to the garage. There is a side access gate to the rear. To the rear of the property there is an enclosed lawned garden with block paved patio.

### Integral Garage

7' 2" x 8' 4" ( 2.18m x 2.54m )

With an up and over door.



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## **Cavalier Court, Balby Doncaster**

- SPACIOUS FOUR BEDROOM DETACHED FAMILY HOME
- WELL-PRESENTED THROUGHOUT
- POPULAR LOCATION
- THREE RECEPTION ROOMS
- KITCHEN DINER

Tenure: Freehold EPC Rating: C

Council Tax Band: E

**£340,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DCR125663 - 0002

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