



# 14 Woodknot Mews Balby, Doncaster, DN4 8SY Asking Price £320,000

Situated on this ever popular development, close to a wide range of amenities and major road links, a very well presented family property positioned on a delightful plot.

This nicely proportioned detached house has been re designed to create, to the ground floor, a modern open plan living kitchen with integrated appliances, 2 further reception rooms (one formerly garage) and WC, whilst to the first floor is an en suite master bedroom, 3 further bedrooms and house bathroom.

Outside is off road parking with space for two vehicles, attractive rear gardens with large patio enjoying a good degree of privacy. Well screened lawned gardens, with pleasant aspect to side and rear.

- attractive family home on very popular development
- 4 bedrooms, en suite to master
- well appointed open plan living kitchen
- 2 further reception rooms
- secluded plot with lovely gardens and private patio
- off road parking for 2 vehicles
- easy access to major supermarkets; local facilities on Woodfield Plantation
- excellent transport links for City Centre, mainline rail and motorways

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### Viewing

Please contact our Office on 01302 751616 if you wish to arrange a viewing appointment for this property or require further information.

## Floor Plan

### Area Map





# Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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