



# 206 Tickhill Road

Balby, Doncaster, DN4 8QS

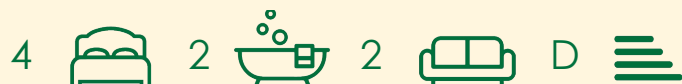
## Offers Around £450,000

A fantastic opportunity to purchase an immaculately presented and substantially extended four bedroom detached house occupying a large plot on this sought after roadway. The property in brief comprises; Reception hallway/office, elegant entrance hallway, lounge with feature log burning stove, sitting room, garden room, fitted kitchen, utility room, cloaks/WC, master bedroom with en suite shower room, three further good sized bedrooms and family bathroom with white four piece suite. Outside; large sweeping driveway providing ample off road parking and large rear enclosed garden with detached double garage, summer house and raised patio seating area. This beautifully appointed family property is ideally located close to amenities and transport links and must be viewed to be appreciated.

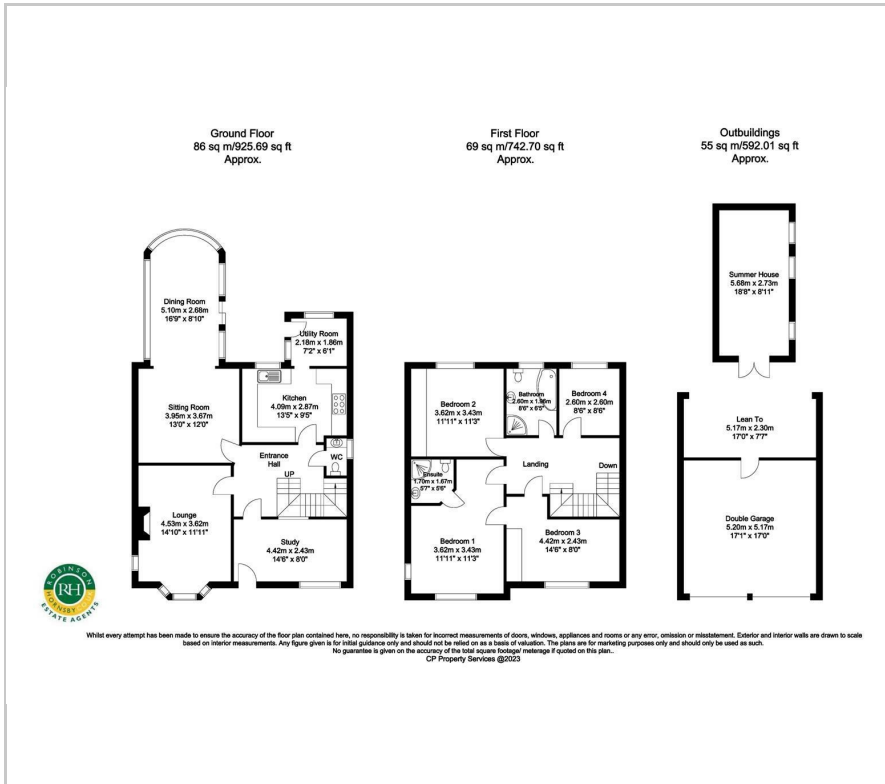
- Detached house
- Four good sized bedrooms
- Substantially extended and beautifully appointed throughout
- Lounge with log burning stove
- Fitted kitchen and utility room
- Office and fantastic garden room extension
- Large plot with ample parking and substantial rear enclosed garden
- Detached double garage and summer house
- Must be viewed
- Council tax band D and Freehold

### Viewing

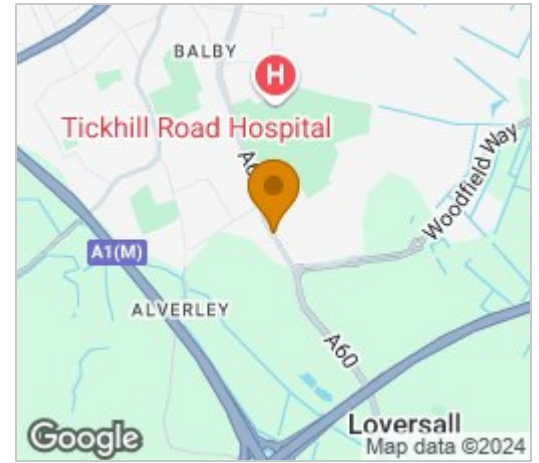
Please contact our Office on 01302 751616 if you wish to arrange a viewing appointment for this property or require further information.



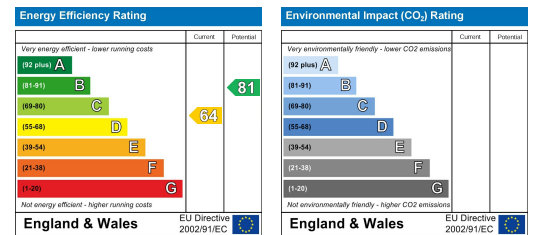
# Floor Plan



# Area Map



# Energy Efficiency Graph



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