



38 Orion Way

Balby, Doncaster, DN4 8AE

£318,000

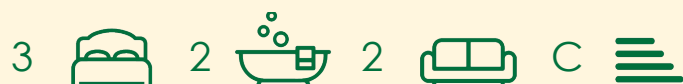
This simply stunning detached house on Orion Way offers a perfect blend of comfort and versatility. Originally designed as a four-bedroom home, the property has been thoughtfully adapted to include a spacious dressing room for the master bedroom, which leads to an en-suite bathroom providing an elegant touch to your personal space. As you enter, you are greeted by three well-proportioned reception rooms, including a garage conversion currently used as a games room that presents a unique opportunity for flexible living. This versatile space can easily be transformed back into a garage if desired, catering to your specific needs. The large family bathroom is designed with practicality in mind, ensuring that it meets the demands of modern family life and also offers a downstairs W.C for added convenience for you and your guests. Additionally, the property boast air condition to the first floor landing and also to the games room. The south-facing rear garden is a true highlight of this property, allowing for an abundance of natural light to flood the living spaces. It provides an ideal setting for outdoor entertaining, gardening, or simply enjoying the sunshine with family and friends.

This home is perfect for families seeking a comfortable and adaptable living environment in a friendly neighbourhood. With its excellent location, you will find yourself conveniently close to local amenities, schools, and transport links, making it an ideal choice for those looking to settle in Doncaster. Don't miss the opportunity to make this beautiful house your new home.

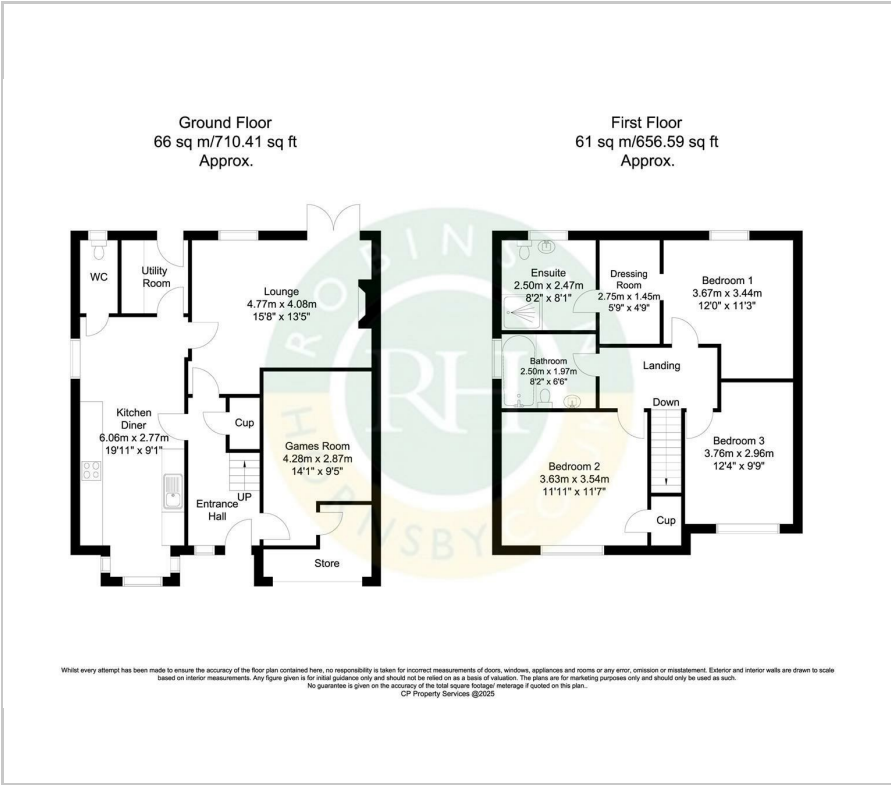
- Well appointed detached family home
- Three bedrooms (originally four bedroom) with walk through dressing area and large en suite to the master bedroom
- Three well-proportioned reception rooms, including a garage conversion
- Contemporary kitchen with a range of integral appliances
- Large family bathroom
- Enclosed south facing rear garden
- Downstairs WC
- Private driveway offering off-road parking
- Close to M18 access which opens up many other commuting network systems
- Nearby amenities within a short distance including supermarkets, restaurants, petrol station, shops and schools

Viewing

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



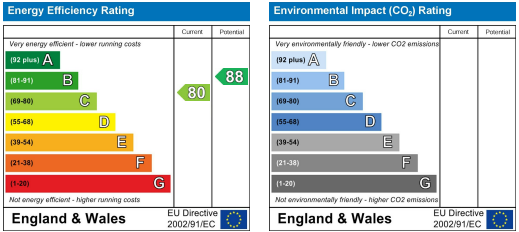
Floor Plan



Area Map



Energy Efficiency Graph



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