

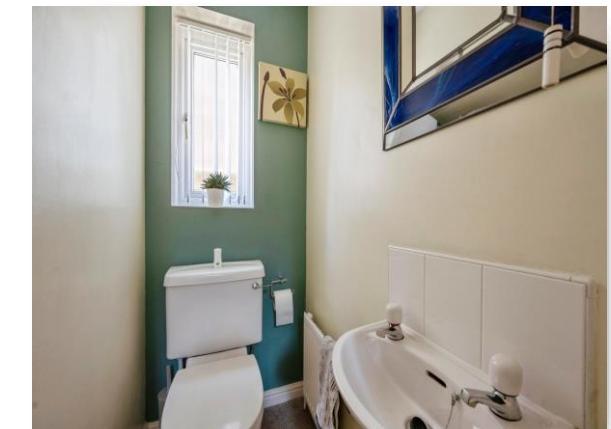


Oswin Avenue, Balby Doncaster

welcome to

Oswin Avenue, Balby Doncaster

Situated in this popular location occupying a corner plot with gardens to front, side and rear is this spacious four bedroom detached family home. The property benefits from a conservatory, off road parking and a garage.



Entrance Hall

With a front facing sealed unit door, a cloak cupboard and a central heating radiator.

Downstairs W.C.

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

Lounge

16' 8" x 11' 1" to recess (5.08m x 3.38m to recess)

With front and side facing double glazed windows, two central heating radiators, dado rail, coving to the ceiling and a feature fireplace housing the gas coal effect fire. A door gives access to the dining room.

Dining Room

13' 1" x 8' 6" (3.99m x 2.59m)

With a rear facing double glazed window, a central heating radiator and patio doors giving access to the conservatory.

Conservatory

12' 4" x 9' 9" (3.76m x 2.97m)

With rear and side facing double glazed windows, laminate flooring and a central heating radiator.

Kitchen

15' 2" x 9' 6" (4.62m x 2.90m)

With two rear facing double glazed windows and a side facing sealed unit door. Fitted with a range of wall and base units with coordinating work surfaces housing the 1 1/2 bowl stainless steel sink and drainer with mixer tap. The kitchen has a gas hob with extractor above, an electric double oven and grill, a central heating radiator and an integrated dishwasher, washing machine and fridge-freezer.

First Floor Landing

With a side facing double glazed window and a central heating radiator.

Bedroom One

13' 2" x 17' 2" max to recess (4.01m x 5.23m max to recess)

With two front facing double glazed windows, a central heating radiator and mirror fronted wardrobes. A door gives access to the en-suite shower room.

En-Suite Shower Room

With a side facing obscure double glazed window. Fitted with a WC, a wash hand basin fitted into a vanity unit and a shower cubicle with thermostatic shower. There is partial tiling to the walls and a central heating radiator.

Bedroom Two

12' 4" incl wardrobes x 10' 5" (3.76m incl wardrobes x 3.17m)

With a front facing double glazed window, a central heating radiator and mirror fronted wardrobes.

Bedroom Three

10' 2" to wardrobes x 7' 10" (3.10m to wardrobes x 2.39m)

With a rear facing double glazed window, a central heating radiator and fitted wardrobes.

Bedroom Four

6' 9" x 9' (2.06m x 2.74m)

With a rear facing double glazed window, a central heating radiator and fitted wardrobes with cupboard which extend over the bed.

Bathroom

With a rear facing obscure double glazed window. Fitted with a low flush WC, a wash hand basin fitted into a vanity unit and a panelled bath with mixer tap. There is partial tiling to the walls, a central heating radiator and rhino tile effect flooring.

Outside

The property is situated on a good sized corner plot on this popular development and is approached via a private road which serves only two other homes. To the front of the property there is a lawned garden with a driveway to the side providing off road parking and in-turn leads to the garage. To the rear of the property there is an enclosed lawned garden with slate borders, shrubs and patio area.

Garage

With an up and over door, a wall mounted boiler and a vent for the tumble dryer.



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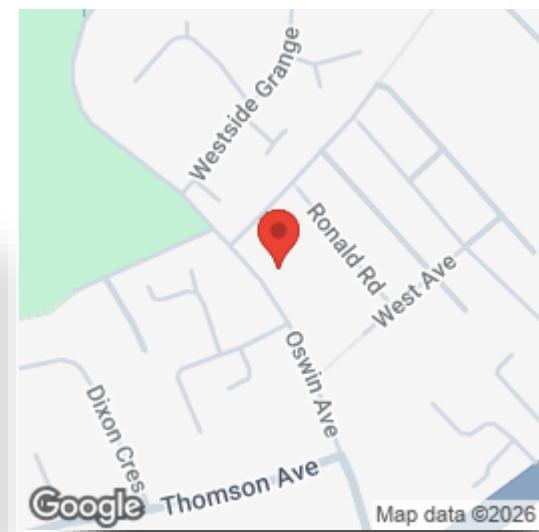
- ATTRACTIVE LOUNGE AND SEPARATE DINING ROOM
- KITCHEN WITH INTEGRATED APPLIANCES
- CONSERVATORY
- MASTER BEDROOM WITH EN-SUITE SHOWER ROOM
- ENCLOSED GOOD SIZED CORNER PLOT

Tenure: Freehold EPC Rating: D

Council Tax Band: D

offers in the region of

£280,000



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