



**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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welcome to

## Oswin Avenue, Balby Doncaster

- 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**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
DCR124430 - 0005

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