



4 Blossom Crescent, Balby – DN4 8FN

Doncaster

£135,000

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Balby, Doncaster

Modern three-bed semi-detached home with en-suite, garden, driveway for two cars. Ideal for first-time buyers. Ready to move in.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Modern three-bedroom semi-detached home, ready to move straight into
- 61% Shared Ownership – an affordable and flexible route onto the property ladder | 993 years remaining on lease
- Low monthly rent of just £196.28
- Spacious kitchen/diner with appliances included – ideal for everyday living and entertaining
- Bright rear lounge with French doors opening onto the garden
- Master bedroom with stylish en-suite, plus two additional well-sized bedrooms
- Generous enclosed rear garden with patio, lawn, and storage shed
- Private driveway providing off-street parking for two vehicles



Attention First-Time Buyers – A Smart Step onto the Property Ladder

Discover an exceptional opportunity to own a stylish, modern home through the ever-popular Shared Ownership scheme—designed to make homeownership more accessible without compromising on quality or comfort.

Shared Ownership Details:

- 61% Share Available
- Monthly Rent: £196.28
- Monthly Insurance & Management fee: £40.51
- Annual Charges - £167.36
- 993 years remaining on lease

This beautifully presented three-bedroom semi-detached home is ready to move straight into, offering the perfect blend of affordability, space, and contemporary living. With a competitive share price and low monthly rent, this is a rare chance to secure a high-quality home in a sought-after location, ideal for first-time buyers looking to take that exciting first step.

Step inside via the welcoming entrance hallway, with stairs leading to the first floor. The heart of the home is the spacious kitchen/diner, thoughtfully fitted with a range of modern wall and base units, complementary worktops, and integrated appliances including an electric oven, gas hob, and fridge/freezer. A freestanding dishwasher and washing machine are also included, adding further convenience. The kitchen also houses the annually serviced combi boiler. Just off the kitchen, you'll find a handy pantry and a downstairs W/C.

To the rear, the bright and generously sized lounge provides a perfect space to relax or entertain, with elegant French doors opening out onto the garden, filling the room with natural light.

Upstairs, the property continues to impress with three well-proportioned bedrooms. The master bedroom benefits from a sleek en-suite shower room, complemented by a second double bedroom and a versatile single bedroom, ideal as a nursery, home office, or guest room. A modern family bathroom completes the first floor.

Outside, the home features a generous enclosed rear garden, perfect for enjoying outdoor living. With a patio seating area, expansive lawn, planted borders, and a practical storage shed, it's a space that's both functional and inviting.

To the front, a private driveway provides off-street parking for two vehicles.

Room Dimensions:

- Entrance Hall – 2.5m x 1.2m
- Kitchen/Diner – 3.7m x 3.5m
- Lounge – 3.6m x 4.5m
- Downstairs W/C – 1m x 1.5m
- Bedroom One – 3.4m x 3.6m
- En-suite – 2.5m x 1.5m
- Bedroom Two – 3.2m x 2.6m
- Bedroom Three – 2.2m x 1.8m
- Family Bathroom – 1.6m x 2.6m

Why Shared Ownership?

Shared Ownership offers an affordable and flexible route into homeownership, allowing you to purchase a share of the property while paying a low rent on the remainder. It's a practical, proven way to get onto the ladder sooner, with the opportunity to increase your share over time.

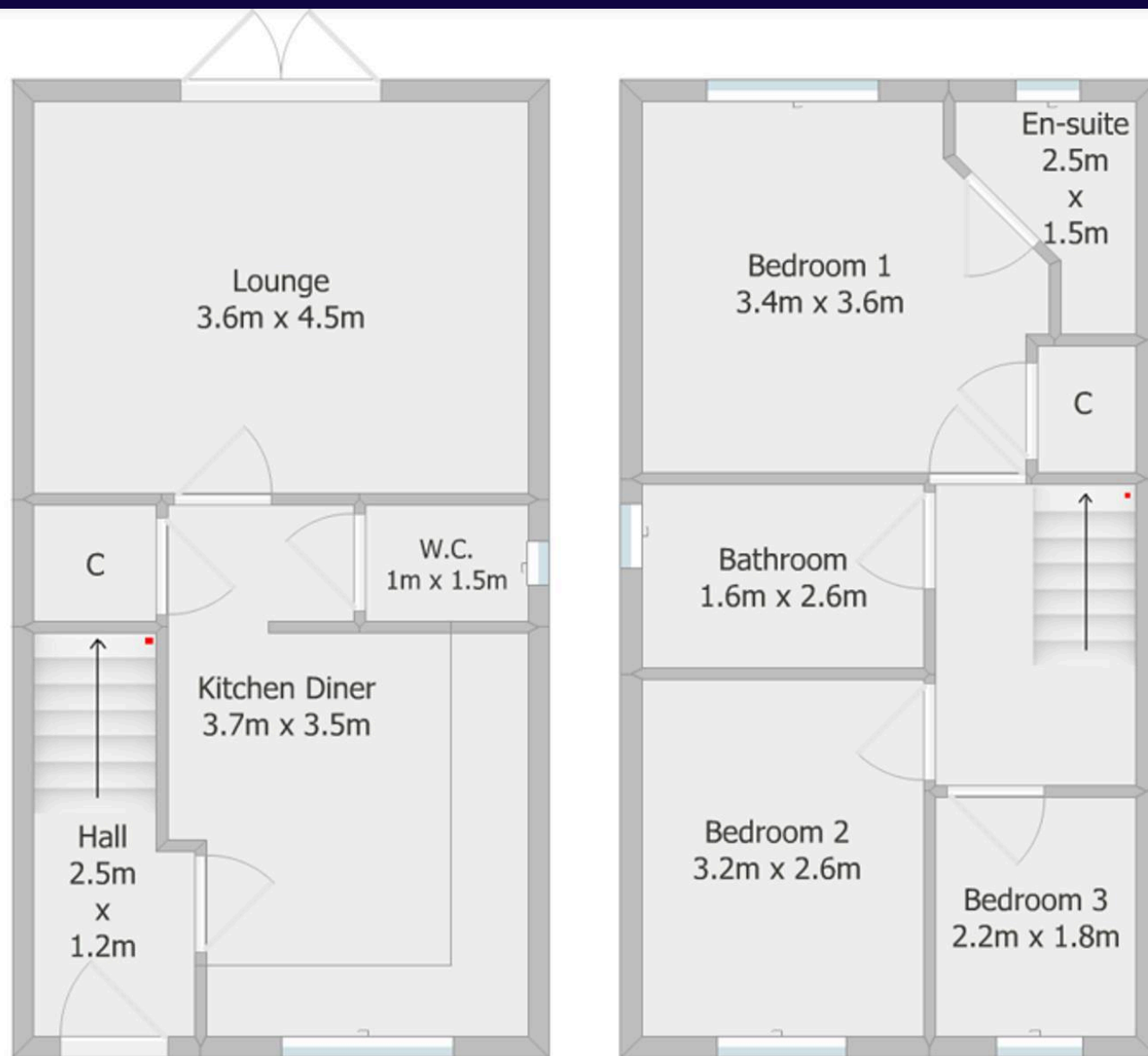
This is more than just a house, it's a place to call home, and a smart investment in your future.











- **Ground Floor 39.15sqm**
- **First Floor 38.25sqm**
- **Total 77sqm**

ACR Estate Agents Ltd. This floor plan is not to scale and is for initial guidance only. Although every effort has been made to ensure the floor plan is accurate, we will not be held responsible for any incorrect