



St. James Gardens, Balby Doncaster

welcome to

St. James Gardens, Balby Doncaster

Offered to the market with no onward chain this three bedroom detached family home benefits from a range of generous living accommodation throughout, a useful garage and is situated close to a host of local amenities and excellent transport links.



Entrance Hall

With front facing double glazed French doors, a central heating radiator, an understairs storage cupboard and stairs which rise to the first floor landing.

Lounge

11' 7" x 14' 10" (3.53m x 4.52m)

With two central heating radiators, a side facing single glazed window, a front facing double glazed bay window and a feature fireplace.

Dining Room

10' 7" x 12' 4" (3.23m x 3.76m)

With a traditional style serving hatch, two central heating radiators, a chimney breast and a side facing single glazed window. French doors give access into the conservatory.

Conservatory

9' 11" x 8' 4" (3.02m x 2.54m)

With rear facing French doors to the garden, a central heating radiator and side facing windows.

Kitchen

18' x 6' 10" (5.49m x 2.08m)

Fitted with a range of wall and base units with coordinating worksurafces housing the stainless steal sink and drainer with mixer tap. There is a gas cooker point with extractor above, complimentary splashback tiling, plumbing for a washing machine and space for a fridge freezer. There is a cupboard housing the boiler, side and rear facing windows and tiled flooring.

First Floor Landing

With access to the loft via the hatch and a side facing window.

Bedroom One

14' 9" x 10' 8" (4.50m x 3.25m)

With a central heating radiator and a front facing double glazed bay window.

Bedroom Two

12' 4" x 10' 7" (3.76m x 3.23m)

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

Bedroom Three

7' 10" x 6' 11" (2.39m x 2.11m)

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

Bathroom

Fitted with a low flush W.C, a wash hand basin and a bath with an electric shower over. There is a heated towel rail, a rear facing obscured double glazed window and a storage cupboard.

Outside

To the front of the property the garden is enclosed with a range of shrubs and plants to the borders, there is a brick wall and a gated driveway to the side which intern leads to the garage. To the rear the garden is enclosed with fencing and is mainly laid to lawn with a range of mature trees.

Garage

With wooden door and a further rear access door to the rear.

Agent's Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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St. James Gardens, Balby Doncaster

- THREE BEDROOM DETACHED FAMILY HOME
- SOUGHT AFTER LOCATION
- CLOSE TO A HOST OF REPUTABLE SCHOOLS, SHOPS AND LOCAL AMENITIES
- ENCLOSED REAR GARDEN
- LOUNGE AND DINING ROOM

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£149,950



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR127290 - 0003

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