



Goosehill Court, Balby Doncaster

welcome to

Goosehill Court, Balby Doncaster

Situated within a popular development in Balby, this attractive and well-presented four-bedroom detached family home offers generous living accommodation throughout. Benefiting from an integral garage, a spacious driveway and two en-suite shower rooms. Ideal for those looking to upsize!



Entrance Hall

With a front facing sealed unit entrance door and double glazed side panels, the hallway features stairs rising to the first floor landing, a useful storage cupboard and a central heating radiator.

Study

With two front facing double glazed windows, a central heating radiator and laminate flooring.

Ground Floor W.C

Fitted with a low flush W.C, a wash hand basin, a central heating radiator and a side facing obscured double glazed window.

Kitchen

A well presented kitchen which is fitted with a range of high gloss wall and base units with contrasting worksurfaces housing the sink and drainer with mixer tap. There is a four ring electric hob with splashback and extractor above, an electric oven and grill, plumbing for a washing machine, an integrated dishwasher and space for an American style fridge freezer. There are spotlights to the ceiling, laminate flooring, a central heating radiator and a side facing double glazed window. There is an open archway into the dining room.

Sun Room / Dining Room

A spacious and bright room featuring dual aspect double glazed windows and 6 meter double glazed bi-fold door opening onto the rear patio and garden beyond. The room benefits from ceiling spotlights, laminate flooring which continues through from the kitchen and electric underfloor heating.

Lounge

Open from the dining room with a central heating radiator and continued laminate flooring.

First Floor Landing

With access to all first floor rooms and a useful storage cupboard.

Bedroom One

With three front facing double glazed windows providing an abundance of natural light, there is a central heating radiator, fitted wardrobes, laminate flooring and access to the en-suite shower room.

En-Suite Shower Room

Fitted with a low flush W.C, a wash hand basin and a walk in shower cubical with shower. There is tiling to the walls, spotlights to the ceiling, a central heating radiator and a front facing obscured double glazed window.

Bedroom Two

With a rear facing double glazed window, a central heating radiator and access to the second en-suite shower room.

En-Suite Shower Room

Fitted with a low flush W.C, a wash hand basin and a shower cubical with shower. There is a central heating radiator, tiling to the walls and a side facing obscured double glazed window.

Bedroom Three

With a rear facing double glazed window, a storage cupboard and a central heating radiator.

Bedroom Four

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

Family Bathroom

Fitted with a low flush W.C, a wash hand basin and a panelled bath. There is a side facing obscured double glazed window, a central heating radiator, partial tiling and spotlights.

Outside

To the front of the property is a generous open plan driveway, which extends to the side where a gate provides access to the rear garden. To the rear, the garden is mainly laid to lawn and enclosed by perimeter fencing, with raised decking areas providing ideal spaces for outdoor seating and entertaining.

Garage

With electric roller shutter door, light and power.

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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Goosehill Court, Balby Doncaster

- EXTENDED FOUR BEDROOM DETACHED FAMILY HOME ON A QUIET CUL-DE-SAC
- MOVE IN READY CONDITION
- POPULAR LOCATION CLOSE TO A HOST OF LOCAL AMENITIES AND EXCELLENT TRANSPORT LINKS
- GENEROUS LIVING ACCOMMODATION THROUGHOUT
- STUDY AND LOUNGE

Tenure: Freehold EPC Rating: D
Council Tax Band: D

£360,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR127296 - 0003

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