



31 Ballam Avenue

Doncaster, DN5 9DY

Price Guide £240,000

GUIDE PRICE **£240,000-£250,000**

Situated on a larger-than-average plot in a popular residential area, this substantially extended four-bedroom semi-detached home offers exceptional space and versatility, making it ideal for growing families or multi-generational living. This impressive property boasts three well-proportioned reception rooms, comprising a welcoming lounge, a separate dining room and a bright and airy garden room overlooking the rear garden. The flexible layout continues with two kitchens, providing fantastic potential for extended family living. To the first floor, there are four generous double bedrooms, including a spacious master bedroom with its own en suite shower room. A modern family bathroom serves the remaining bedrooms.

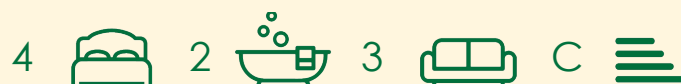
Externally, the property sits on a generous plot with ample outdoor space to both the front and rear. There is off-road parking for multiple vehicles and a truly impressive detached garage measuring approximately 24'10" x 19'11", offering outstanding storage, workshop space, or space for additional vehicles. Benefits from excellent access to a wide range of local amenities, including reputable schools, supermarkets, and everyday conveniences. The property is well placed for commuters, with easy access to the A19, A1(M) and Doncaster town centre, as well as strong public transport links and Doncaster Railway Station offering direct services to major cities

■ GUIDE PRICE **£240,000-£250,000**

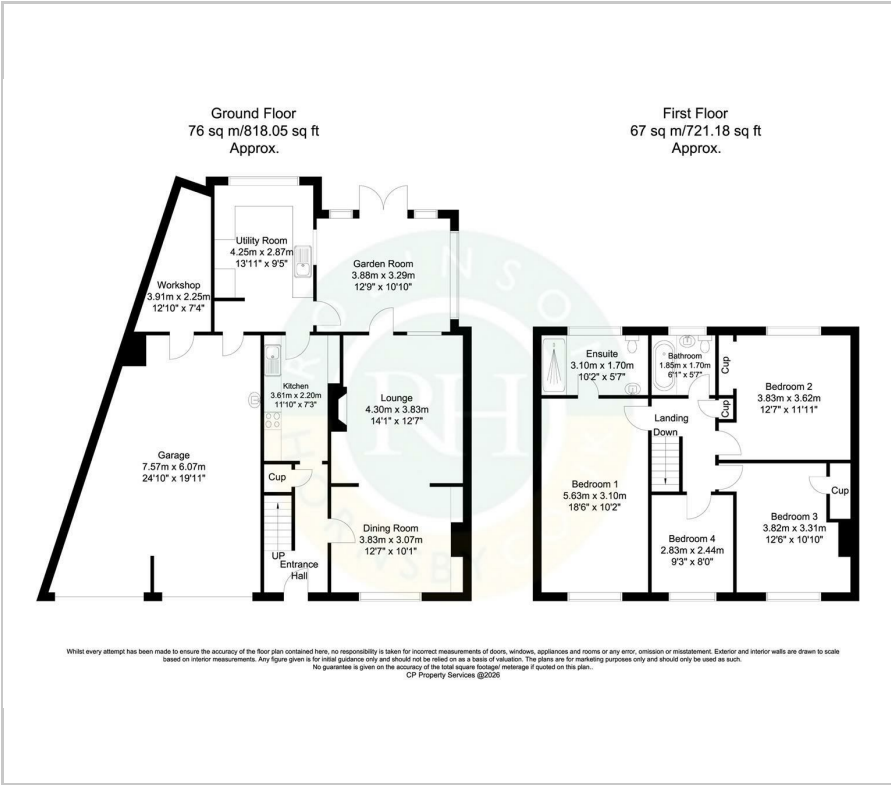
- Substantially extended semi-detached home
- Two kitchens/Three reception rooms
- Four double bedrooms
- En suite to the master bedroom
- Family bathroom
- Larger-than-average plot with ample off road parking
- Large garage (approx. 24'10" x 19'11"), providing excellent workspace
- Within easy access to the A19, A1(M) and Doncaster town centre, as well as strong public transport links and Doncaster Railway Station offering direct services to major cities
- Access to a wide range of local amenities, including reputable schools and supermarkets

Viewing

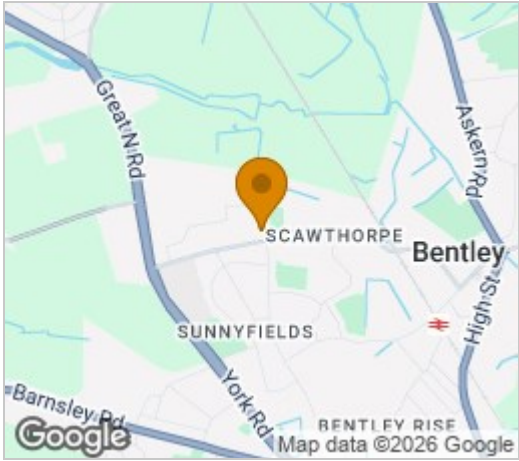
Please contact our Office on 01302 751616 if you wish to arrange a viewing appointment for this property or require further information.



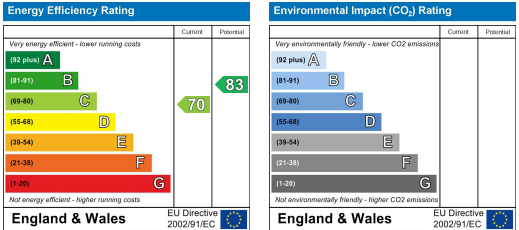
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.