



Church Balk Gardens, Edenthorpe Doncaster

welcome to

Church Balk Gardens, Edenthorpe Doncaster

GUIDE PRICE £350,000-£360,000. This stunning four bedroom detached family home is situated on a corner plot with a low maintenance side garden with summer house/ bar, a bespoke kitchen diner and a useful utility and ground floor WC. Ideal for a growing or extended family.



Entrance Hall

With a front facing exterior door, a central heating radiator, alarm panel and stairs which rise to the first floor landing.

Dining Kitchen

Fitted with a range of high gloss wall and base units with coordinating work surfaces housing the sink and drainer. The kitchen has a five ring gas hob with cooker hood above, a double oven and grill, full height larder cupboard and a built-in dishwasher and space for an American style fridge-freezer. There are two central heating radiators, downlights to the ceiling, breakfast bar, tiled flooring, complimentary splashback, three side facing double glazed windows and a front facing double glazed window. Access to the utility room and ground floor WC.

Utility Room

With plumbing for a washing machine and dryer. There is a rear facing double glazed window, tiled flooring, a central heating radiator, storage cupboard, thermostat and a rear facing door to the garden. Access to the ground floor WC.

Ground Floor W.C.

Fitted with a low flush WC and a wash hand basin with mixer tap. There is a central heating radiator, tiled flooring and a side facing obscure double glazed window.

Lounge

With a front facing double glazed window and side facing double glazed French doors with perfect fit blinds which open out to the rear garden. There is a thermostat and two central heating radiators.

First Floor Landing

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

Bedroom One

With three side facing double glazed windows, a central heating radiator and fitted wardrobes. Access to the en-suite shower room.

En-Suite Shower Room

Fitted with a low flush WC, a counter top wash hand basin on a vanity unit with mixer tap and a shower cubicle with Aqualisa smart shower. There is tiled splashback, a heated towel rail, partial tiling to the walls and a front facing obscure double glazed window.

Bedroom Two

With a side facing double glazed window, a central heating radiator and fitted wardrobes.

Bedroom Three

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

Bedroom Four

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

Bathroom

Fitted with a low flush WC, a wash hand basin with mixer tap and a panelled bath with shower over and screen. There is a central heating radiator, partial tiling to the walls, downlights to the ceiling and a rear facing obscure double glazed window.

Outside

To the front of the property there is a pathway to the front entrance, a variety of shrubs and wrought iron fencing to the perimeter which extends to the side. To the side of the property there is an enclosed low maintenance landscaped rear garden with artificial lawn, patio areas, stepping stones, outside tap, summer house/bar and side access gate to the driveway and garage. There is a block paved driveway to the side providing off road parking which leads to the garage.

Summer House / Bar

Perfect for entertaining with light and power.

Detached Garage

With an up and over door, power and light.



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Church Balk Gardens, Edenthorpe Doncaster

- GUIDE PRICE £350,000-£360,000
- MASTER BEDROOM WITH EN-SUITE SHOWER ROOM
- LOUNGE WITH FRENCH DOORS TO SIDE GARDEN
- LANDSCAPED SIDE GARDEN WITH OUTDOOR SUMMER HOUSE/BAR
- DRIVEWAY AND GARAGE

Tenure: Freehold EPC Rating: C

Council Tax Band: D

guide price

£350,000-£360,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR126105 - 0003

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