



Burgundy Road, Balby Doncaster

welcome to

Burgundy Road, Balby Doncaster

GUIDE PRICE 260,000-270,000 This rare three bedroom detached find is situated on this highly sort after development with close links to a range of supermarkets and motorway network links. The property benefits from a landscape low maintenance rear garden, a dual aspect lounge and a ground floor WC.



Agent's Note

The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details.

Entrance Hall

A front facing composite door gives access to the spacious entrance hallway which has a central heating radiator, a storage cupboard and stairs which rise to the first floor landing.

Ground Floor Wc

Fitted with a low flush WC, a hand wash basin with mixer tap, feature tiling to the walls a central heating radiator and a extractor fan.

Lounge

17' 8" x 10' 10" (5.38m x 3.30m)

This is a dual aspect with a front facing double glazed window, rear facing double glazed French doors, a TV point to the wall and two central heating radiators.

Kitchen

17' 7" x 10' 9" (5.36m x 3.28m)

Fitted with a range of high gloss wall and base units with coordinating worktops which incorporates the sink and drainer with mixer tap. There is a four ring gas hob integrated with an electric oven and grill, there is complimentary splashback tiling, a built-in fridge freezer and dishwasher, a central heating radiator and a front facing double glazed window. The room conveniently hosts the wall mounted boiler, there is ample area for a dining table and chairs and rear facing door which gives access to the garden.

First Floor Landing

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

Bedroom One

17' 7" x 10' 9" (5.36m x 3.28m)

With a front facing floor-to-ceiling double glazed window, a central heating radiator and built-in

wardrobes providing a range of hanging and storage space. The room gives access to the ensuite shower room.

Ensuite Shower Room

Fitted with a three-piece suite comprised of a shower cubicle with shower, a low flush WC, and a wash basin. There is tiling to the walls and floors, a rear facing obscured double glazed window, a heated towel rail and a central heating radiator.

Bedroom Two

12' 7" x 10' 7" (3.84m x 3.23m)

With a rear facing double window, a central heating radiator and built in wardrobes.

Bedroom Three

14' 8" x 7' 4" (4.47m x 2.24m)

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

Family Shower Room

Fitted with a three-piece suite comprised of a low flush WC, a hand wash basin, a shower cubicle with shower, a heated towel rail and a front facing obscured double glazed window.

Outside

To the front of the property there is a driveway positioned to the side allowing ample off-road parking for multiple vehicles. To the rear of the property there is a well presented enclosed generous garden, benefiting from a patio with a pergola, decorative raised sleepers, artificial lawned sections and a garden shed. A side gate leads to the driveway.



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Burgundy Road, Balby Doncaster

- GUIDE PRICE 260,000-270,000
- THREE BEDROOM DETACHED FAMILY HOME
- SOUGHT AFTER DEVELOPMENT
- GROUND FLOOR WC
- DUEL ASPECT KITCHEN AND LOUNGE

Tenure: Freehold EPC Rating: B

Council Tax Band: C

guide price

£260,000-£270,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR125483 - 0002

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