

Gayton Close,Balby Doncaster

william h brown

welcome to

Gayton Close,Balby Doncaster

Guide Price £215,000 - £225,000 Situated in this popular location close to a host of local amenities and excellent transport links is this two double bedroom detached bungalow. Benefiting from front and rear gardens, off road parking and a garage.













Entrance Porch
With front, side and rear facing double glazed windows and a side facing door. There is tiled flooring and access through to the entrance hall.

Entrance Hall
With tiled flooring, picture rail, coving to the ceiling, storage cupboard and an obscure window through to the lounge.

Lounge Dining Room
21' 7" x 15' 9" (6.58m x 4.80m)
Lounge Area
With a front facing double glazed window, tiled flooring, coving to the ceiling, a central heating radiator, three wall light points, a gas feature fireplace and shelving to the alcove. The lounge is open plan to the dining room.

Dining Area
With a front facing double glazed window, coving to the ceiling, a central heating radiator, continued tiled flooring, picture rail and serving hatch to the kitchen.

Kitchen
10' 5" x 10' 1" (3.17m x 3.07m)
With a side facing double glazed window. Fitted with wall and base units with coordinating work surfaces housing the sink and drainer with mixer tap. The kitchen has a gas hob with splashback, an electric oven and grill and plumbing for a washing machine. There is tiled flooring and a central heating radiator.

Bedroom One
17' 7" x 9' 6" (5.36m x 2.90m)
With rear and side facing double glazed windows, a central heating radiator, dado rail and fitted wardrobes with cupboards which extend over the bed.

Bedroom Two
11' 9" x 11' 8" (3.58m x 3.56m)
With a rear facing double glazed window, a central heating radiator, coving to the ceiling and a range of fitted furniture including, wardrobes, drawers, bedside tables and cupboards which extend over the bed.

Bathroom
With two side facing obscure double glazed windows. Fitted with a low flush WC, a wash hand basin fitted into a vanity unit, a panelled bath and a shower cubicle with shower. There is tiled flooring, coving to the ceiling and a central heating radiator.

Outside
To the front of the property there is an enclosed lawned garden with shrubs, plants and trees to the borders. There are wrought iron gates which open to the extensive driveway providing off road parking which continues to the side and leads to the garage. To the rear of the property there is an enclosed lawned garden with a variety of shrubs, plants and trees to the borders. There is patio and pathway with access to the garage and workshop space.

Garage
16' 8" x 9' 7" (5.08m x 2.92m)
With an up and over door and three side facing windows.

Workshop
10' 11" x 9' 4" (3.33m x 2.84m)
Situated to the rear of the garage with rear and side facing windows and a side facing door.

Note
10' 11" x 9' 4" (3.33m x 2.84m)
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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- Guide Price £215,000 - £225,000
- LOUNGE OPEN PLAN TO DINING ROOM
- SPACIOUS ENTRANCE PORCH AND HALLWAY
- GOOD SIZED KITCHEN
- TWO DOUBLE BEDROOMS

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

guide price

£215,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
DCR125617 - 0004

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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