



Sunflower Court, Balby Doncaster

welcome to

Sunflower Court, Balby Doncaster

Available on a 25% shared ownership basis, this well-presented three bedroom semi-detached home offers an excellent opportunity for first time buyers and growing families alike. Boasting spacious accommodation throughout and is ideally situated close to a range of shops, schools and amenities.



Entrance

With a front facing sealed unit door, a central heating radiator and stairs which rise to the first floor landing.

Dining Kitchen

Fitted with a range of wall and base units with coordinating work surfaces housing the sink and drainer with mixer tap. There is a gas hob with a stainless steel splashback and extractor above, an electric oven and grill, an integrated fridge freezer and plumbing for a washing machine. There is a front facing double glazed window, a central heating radiator, area for a dining table and chairs and downlights to the ceiling.

Lounge

With rear facing french doors with double glazed side panels opening onto the rear garden and a central heating radiator.

Ground Floor W.C

Fitted with a low flush W.C, a wash hand basin with mixer tap and a central heating radiator.

First Floor Landing

With a useful storage cupboard.

Bedroom One

With two double glazed windows, a useful storage cupboard, a central heating radiator and access to the en-suite.

En-Suite Shower Room

Fitted with a low flush W.C, a wash hand basin and a shower cubical with shower. There is a side facing obscured double glazed window and partial tiling.

Bedroom Two

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

Bedroom Three

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

Family Bathroom

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

Outside

To the front of the property there is a driveway providing off road parking for two cars, whilst to the rear of the property there is a good sized enclosed garden with a lawn and patio area.



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Sunflower Court, Balby Doncaster

- 25% SHARED OWNERSHIP
- THREE BEDROOM SEMI-DETACHED
- LOUNGE WITH FRENCH DOORS
- MODERN SPACIOUS DINING KITCHEN
- WELL PROPORTIONED BEDROOMS

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: 348.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 2020. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£48,750



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR126868 - 0002

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