



**Ashfield Road, Balby Doncaster**



**welcome to**

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GUIDE PRICE £240,000 - £250,000 - This exceptional four bedroom end-terraced Edwardian villa is bound to impress, situated over four floors with a bay fronted lounge, a rear aspect dining room, an Indian stone low maintenance garden to the rear and a range of character and charm throughout.



### Entrance

With a front facing upvc exterior door over and a stormed porch.

### Entrance Hall

With mosaic flooring throughout, a central heating radiator and stairs which rise to the first floor landing.

### Lounge

15' 5" x 13' ( 4.70m x 3.96m )

With a front facing bay fronted double glazed window, two central heating radiators and a decorative feature fireplace with insert log burner.

### Dining Room

13' 6" x 10' 11" ( 4.11m x 3.33m )

With a rear facing double glazed window, a central heating radiator, area for a focal dining table and chairs and heightened ceilings with a variety of character and charm.

### Inner Lobby

With a side facing exterior door with steps down to the tiered patio rear garden and stairs leading down to the cellar.

### Kitchen

14' x 11' ( 4.27m x 3.35m )

Fitted with a range of contemporary and characterised wall and base units with coordinating blue pearl granite worktops and space for a potential focal island. The kitchen has plumbing for a dishwasher and space for a American style fridge and freezer. There is complimentary splashback, built-in storage, a brick feature insert which has space for a cooker and stove, tiled flooring which continues from the inner lobby and a rear facing double glazed windows providing a elevated view of the rear garden.

### Utility Room / Summer Kitchen

14' 1" x 11' ( 4.29m x 3.35m )

A contemporary and well appointed utility which has plumbing for a washing machine, a sink and drainer and space for a dryer. There is a side facing double glazed window, a wall mounted boiler, a central heating radiator and a rear facing door providing access to the rear garden and access to the three cellar rooms.

### Cellar Room One

15' 4" x 11' ( 4.67m x 3.35m )

With a central heating radiator.

### Cellar Room Two

13' 8" x 11' ( 4.17m x 3.35m )

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

### Cellar Room Three

8' x 5' 11" ( 2.44m x 1.80m )

### First Floor Landing

With a fitted storage cupboard and access to three bedrooms, family bathroom and a further staircase which provides access to the top floor bedroom.

### Bedroom One

17' 2" Max x 12' 8" ( 5.23m Max x 3.86m )

With two front facing double glazed windows, a cast iron feature fireplace and a central heating radiator.

### Bedroom Two

13' 5" x 10' 10" ( 4.09m x 3.30m )

With a rear facing double glazed window, a cast iron feature fireplace and a central heating radiator.

### Bedroom Three

10' 10" Max x 10' 7" ( 3.30m Max x 3.23m )

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

### Family Bathroom

Fitted with a four piece suite comprising of a high flush WC, a hand wash basin, a shower cubicle with shower and a focal bath. There is a traditional heated towel rail and radiator, spotlights to the ceiling, wall to floor tiling and a side facing obscure double glazed window.

### Bedroom Four

17' 10" Max x 17' 1" ( 5.44m Max x 5.21m )

With stairs from the first floor landing leading to the second floor where there is a front facing double glazed window, a side facing double glazed window, two central heating radiators, fitted wardrobes and access to the en-suite shower room.

### En-Suite Shower Room

Fitted with a shower cubicle with shower, a low flush WC and a hand wash basin. There is a rear facing velux double glazed window, wall to floor tiling and a central heating radiator.

### Outside

To the front of the property there is an Indian stone footpath with a stormed porch and a gravel driveway providing ample off road parking. To the rear of the property there is a tiered garden with Indian stone steps down towards the slate rear garden with a Victorian style lamppost, a garden shed and planters to the sides.



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## Ashfield Road, Balby Doncaster

- GUIDE PRICE £240,000 - £250,000
- BAY FRONTED LOUNGE AND REAR ASPECT DINING ROOM
- GRANITE KITCHEN
- SITUATED OVER FOUR FLOORS
- EN-SUITE SHOWER ROOM TO THE PRIMARY BEDROOM

Tenure: Freehold EPC Rating: C

Council Tax Band: B

guide price

**£240,000-£250,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DCR124862 - 0006

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