





STUNNING FOUR BEDROOM DETACHED HOME OCCUPYING A CORNER PLOT AND EXTENDED TO THE REAR WITH CONSERVATORY. A beautiful family detached house on a popular residential estate within Balby, this home is sure to impress all purchasers and an early viewing is recommended. Fabulous presentation throughout, this move in ready home comprises of entrance hallway, WC, living room, separate dining room, kitchen/breakfast room, conservatory, stairs to the first floor landing, master bedroom with en-suite shower room, three further spacious bedrooms, bathroom, integral single garage, front garden/driveway, side garden and rear garden. FANTASTIC FAMILY DETACHED HOME IN DN4.



ENTRANCE HALL

3' 11" x 17' 7" (1.21m x 5.37m) This lovely house is accessed via the front facing double glazed frosted door to the entrance hallway, laminate flooring, radiator, coving, alarm system, door to the garage, door the dining room, door to the kitchen, door to the lounge, door to the WC and open access to the stairs.

WC

5' 6" x 3' 0" (1.68m x 0.93m) Benefitting from a low flush WC, wash hand basin, partially tiled walls, radiator, laminate flooring and side facing double glazed frosted window.

LOUNGE

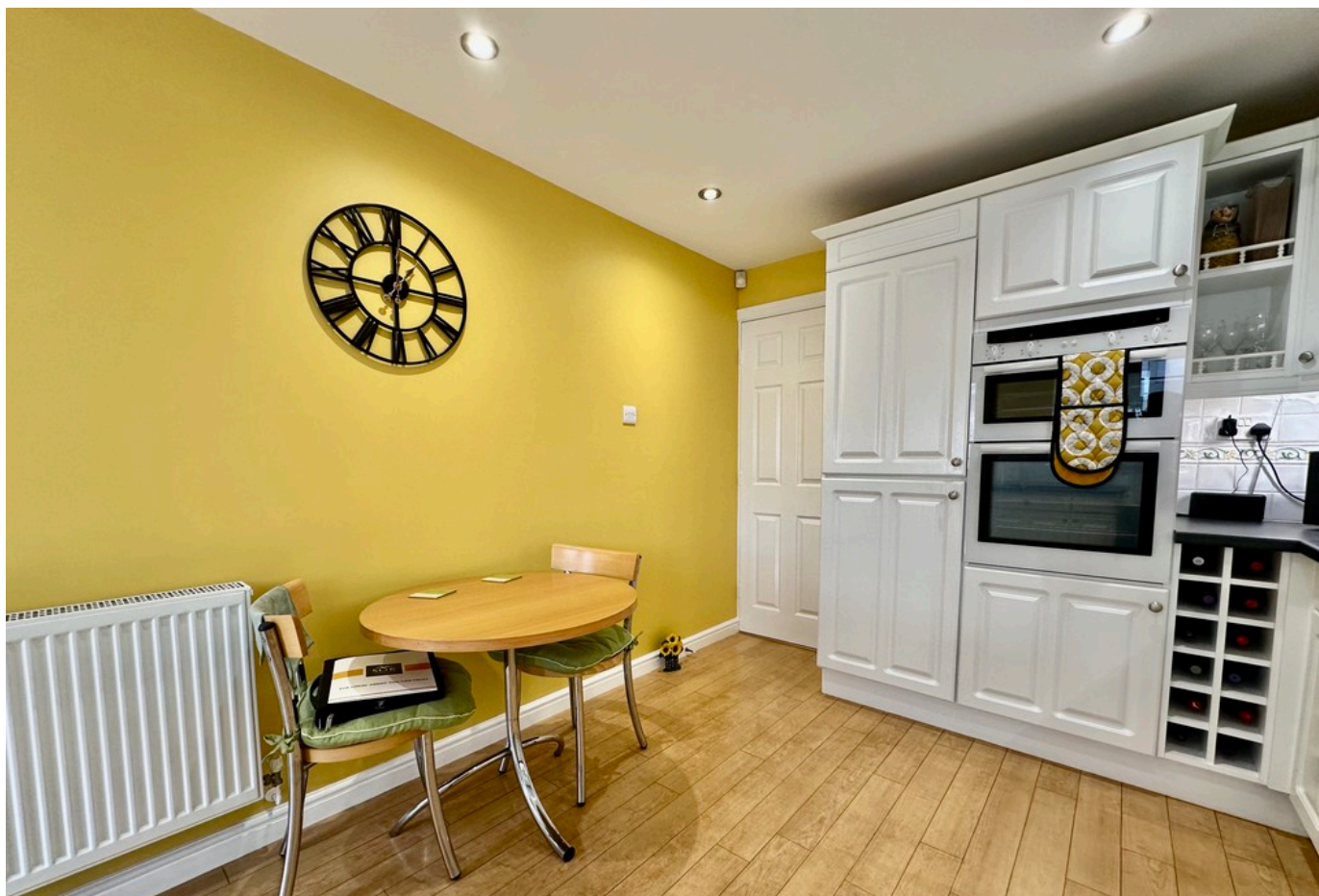
11' 7" x 13' 1" (3.55m x 4.00m) Beautiful reception room with rear facing double glazed bay window overlooking the garden, radiator, coving, coal effect gas feature fire and a decorative surround.

DINING ROOM

8' 3" x 11' 0" (2.54m x 3.37m) Further reception room currently utilised as a dining room, with two front facing double glazed windows, radiator and laminate flooring.

KITCHEN/BREAKFAST ROOM

9' 5" x 13' 2" (2.89m x 4.03m) Nicely presented kitchen with a range of fitted cabinetry at both eye and base level, work surfaces incorporating a single and half bowl sink with drainer unit, four ring gas hob with extractor fan above, double electric oven, plumbing for a washing machine, plumbing for a dishwasher, integrated fridge/freezer, partially tiled walls, spotlights, radiator, rear facing double glazed window and door to the conservatory.



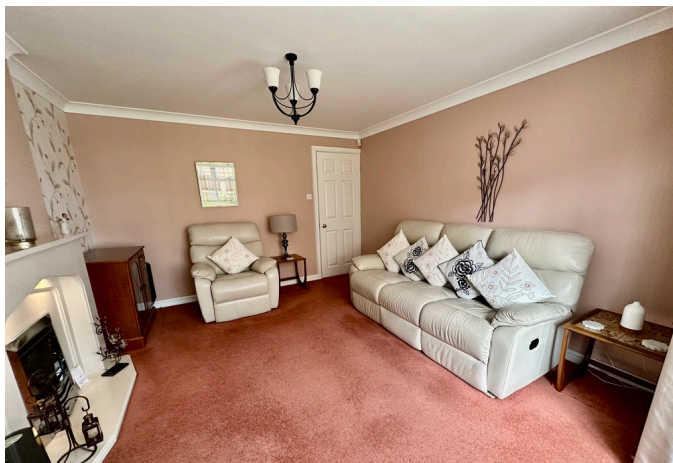
CONSERVATORY

10' 11" x 11' 10" (3.35m x 3.63m) Lovely additional reception space with views over the garden via the side/rear facing double glazed windows, side facing double glazed French doors to the patio, ceiling fan and laminate flooring.

STAIRS

Leading from the entrance hallway to the first floor landing.







LANDING

With side facing double glazed window, storage/airing cupboard, radiator, loft access point and drop down ladder to the partially boarded loft space.

BEDROOM

9' 10" x 12' 5" (3.00m x 3.79m) Lovely double bedroom with fitted wardrobes, radiator, door to the en-suite, three front facing double glazed windows and coving.

ENSUITE

7' 7" x 4' 9" (2.32m x 1.47m) Fabulous shower room with mirrored shower cubicle, tiled walls, tiled flooring, heated towel radiator, low flush WC, wash hand basin, LED mirror, spotlights, extractor fan and side facing double glazed frosted window.

BEDROOM

10' 6" x 8' 0" (3.22m x 2.46m) At the rear of the house, further double bedroom with fitted wardrobes, rear facing double glazed window, coving and a radiator.

BEDROOM

10' 7" x 8' 3" (3.25m x 2.52m) Third spacious bedroom with rear facing double glazed window, radiator and coving.

BEDROOM

9' 3" x 6' 6" (2.84m x 2.00m) Currently utilised as a study/dressing room with two front facing double glazed windows, radiator and coving.

BATHROOM

8' 0" x 4' 11" (2.45m x 1.52m) Comprising of a low flush WC, wash hand basin, bath with shower attachment, partially tiled walls, radiator, spotlights, coving, loft access point and side facing double glazed frosted window.



FRONT GARDEN/DRIVEWAY

Open access to the paved driveway providing off street parking for two cars, small lawned garden with side wall enclosure and side access gate to the rear garden.

INTEGRAL GARAGE

Single integral garage with up and over door, boiler unit, power, lighting and internal door to the hallway.

REAR GARDEN

Enclosed rear garden with paved patio, elevated lawn with surrounding shrubs, bushes, mature tree, outdoor lighting and fence/wall enclosure.

NOTES

FREEHOLD PROPERTY

COUNCIL TAX BAND: D

HEATING SYSTEM: GAS FIRED CENTRAL HEATING

INSTALLATION DATE: UNKNOWN

LAST SERVICE: SEPTEMBER 2025

ELECTRICS INSTALLATION: 1998

SERVICES: MAINS

GAS METER LOCATION: SIDE WALL

ELECTRIC METER LOCATION: SIDE WALL

WATER METER LOCATION: PAVEMENT

GARDEN FACES: SOUTH

ALARM SYSTEM INCLUDED

LOFT SPACE: PARTIALLY BOARDED WITH LOFT LADDER

