



**Arden Gate, Balby Doncaster**

**welcome to**

**Arden Gate, Balby Doncaster**

GUIDE PRICE £185,000-£195,000 This spacious three bedroom extended detached home is situated in this popular location with close links to a range of shops, schools and amenities. The property benefits from front and rear gardens, off road parking and an integral garage. Ideal for growing families!



**Entrance Hall**

With a front facing sealed unit door and a central heating radiator.

**Lounge**

With a front facing double glazed bay window, a central heating radiator, laminate flooring and stairs which rise to the first floor landing.

**Dining Area**

With laminate flooring, a central heating radiator and open access to the breakfast / family room.

**Breakfast / Family Room**

With a side facing double glazed window and rear facing patio doors. There is a central heating radiator and laminate flooring.

**Kitchen**

Fitted with a range of wall and base units with coordinating work surfaces housing the sink and drainer. The kitchen has an electric hob with an extractor fan above, an electric oven and grill, plumbing for a washing machine and space for a fridge. There is complimentary tiling, a rear facing double glazed window and a central heating radiator.

**First Floor Landing****Bedroom One**

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

**Bedroom Two**

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

**Bedroom Three**

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

**Bathroom**

Fitted with a W.C, a wash hand basin with mixer tap and a P-shaped bath with shower over. There is a rear facing obscure double glazed window and a central heating radiator.

**Outside**

To the front of the property there is a spacious driveway which in-turn leads to the integral garage whilst to the rear is an enclosed garden with lawn and patio areas.

**Integral Garage**

With roller shutter door, light and power.



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## Arden Gate, Balby Doncaster

- GUIDE PRICE £185,000-£195,000
- THREE BEDROOM DETACHED FAMILY HOME
- CLOSE TO A RANGE OF LOCAL AMENITIES AND EXCELLENT TRANSPORT LINKS
- LOUNGE AND BREAKFAST ROOM
- SPACIOUS ACCOMMODATION

Tenure: Freehold EPC Rating: C

Council Tax Band: B

guide price

**£185,000-£195,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DCR125912 - 0002

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