



57B Church Balk

Edenthorpe, Doncaster, DN3 2LX

Offers In The Region Of £270,000

NO ONWARD CHAIN

A fantastic opportunity to acquire this well-proportioned three-bedroom detached bungalow, conveniently situated on the sought-after Church Balk in Edenthorpe. Offering approximately 89 sq. m (957.98 sq. ft) of versatile single-story living space, this property is ideal for buyers looking for modern convenience, spacious accommodation, and easy access to local amenities and transport links.

Passing through the welcoming entrance porch and hallway, you are led into a light-filled Lounge / Diner stretching over 20 feet in length, providing an excellent hub for relaxation and dining. The layout features a dedicated Breakfast Kitchen with practical cupboard storage and direct access to the rear garden area.

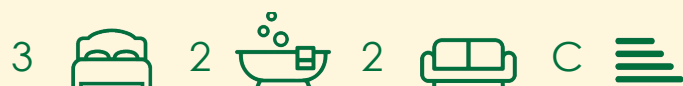
The sleeping quarters consist of three well-balanced bedrooms. The generous Master Bedroom benefits from a private En-Suite, while two further bedrooms are served by the primary Family Bathroom. Additional storage in the hallway and an attached Garage round off this attractive home.

Externally, the property features a private rear garden designed for both outdoor dining and practical everyday enjoyment. A block-paved patio area provides the ideal setting for alfresco entertaining, summer barbecues, or simply unwinding in the sun.

- Detached three-bedroom bungalow with approx 957.98 sq ft of floor area
- Generously sized main reception room ideal for living and dining
- Double main bedroom complete with its own private En-Suite shower room
- Two additional good-sized bedrooms suitable for family, guests, or a home office setup
- Dedicated kitchen area with direct access to the rear garden
- On a quite Cul-de-sac location
- Substantial garage space offering secure off-street parking or additional storage/workshop potential.
- Situated in a popular residential spot in Edenthorpe, close to local amenities, schools, and transport networks
- Includes a block-paved patio area for outdoor entertaining

Viewing

Please contact our Office on 01302 751616 if you wish to arrange a viewing appointment for this property or require further information.



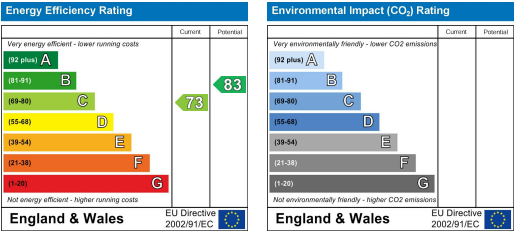
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.