



**Bridgelake Drive, Balby Doncaster**



**welcome to**

**Bridgelake Drive, Balby Doncaster**

This well-presented three bedroom semi-detached home is ready to move straight into boasting a modern dining kitchen and shower room, a low maintenance rear garden, off road parking and a garage. Ideal for a first time buyer or growing family.



### **Entrance Porch**

With a side facing composite door, a front facing double glazed window, a central heating radiator and further door through to the lounge.

### **Lounge**

With a front facing double glazed window, laminate flooring, a central heating radiator, coving to the ceiling, an air conditioning unit and stairs which rise to the first floor.

### **Dining Kitchen**

Fitted with a range of wall and base units with coordinating work surfaces housing the sink and drainer with mixer tap. The kitchen has a gas hob with splashback and extractor above, an eye level electric oven, space for a fridge-freezer and plumbing for a washing machine. There is a dining bar, complimentary splashback, a central heating radiator, a rear facing double glazed window and rear facing French doors which lead out to the rear garden.

### **First Floor Landing**

With access to the loft.

### **Bedroom One**

With two front facing double glazed windows, a central heating radiator, a useful storage cupboard and fitted wardrobes.

### **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.

### **Shower Room**

A modern suite which is fitted with a low flush WC, a wash hand basin fitted into a vanity unit with mixer tap and a walk-in shower. There is tiling to the walls and floor, a heated towel rail, downlights to the ceiling and a side facing obscure double glazed

window.

### **Outside**

To the front of the property there is an open plan lawn with a driveway to the side providing ample off road parking and leads to the garage. To the rear of the property there is an enclosed low maintenance garden with artificial lawn and patio area.

### **Garage**

With an up and over door, a side facing window and courtesy door to the garden.



**view this property online** [williamhbrown.co.uk/Property/DCR126191](http://williamhbrown.co.uk/Property/DCR126191)



welcome to

## Bridgelake Drive, Balby Doncaster

- CLOSE TO LOCAL AMENITIES AND EXCELLENT TRANSPORT LINKS
- POPULAR LOCATION
- AIR CONDITIONING UNITS
- OFF ROAD PARKING AND GARAGE
- DINING KITCHEN WITH FRENCH DOORS TO REAR GARDEN

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers over

**£190.000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/DCR126191](http://williamhbrown.co.uk/Property/DCR126191)



Property Ref:  
DCR126191 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01302 327121**



[doncaster@williamhbrown.co.uk](mailto:doncaster@williamhbrown.co.uk)



4-5 Kingsway House, Hall Gate, DONCASTER,  
South Yorkshire, DN1 3NX



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**