



**Ashcourt Drive, Balby Doncaster**



**welcome to**

**Ashcourt Drive, Balby Doncaster**

GUIDE PRICE £350,000-£360,000 This four bedroom detached family home benefits from two en-suites, spacious off road parking and an integral garage. Situated in the sought after location of Woodfield Plantation with close links to a range of shops, schools and local amenities.



### **Entrance Hall**

With a front facing composite door, a central heating radiator and access to the integral garage. There are stairs which rise to the first floor landing, decorative coving, laminate flooring and a useful storage cupboard.

### **Ground Floor W.C**

Fitted with a low flush W.C, a wash hand basin with mixer tap, a chrome heated towel rail and tiling to the walls. There is a side facing obscure double glazed window and laminate flooring.

### **Lounge**

With a front facing double glazed window, coving to the ceiling, double doors into the dining room and an electric feature fireplace. There is a TV media feature wall, a central heating radiator and spotlights to the ceiling.

### **Dining Room**

With rear facing patio doors which give access into the sun room, there is area for a dining table and chairs, a central heating radiator, decorative coving and spotlights to the ceiling.

### **Dining Kitchen**

Fitted with a range of high gloss wall and base units with coordinating work surfaces housing the sink and drainer. The kitchen has a five ring gas hob with stainless steel cooker hood above, an electric double oven and grill and an integrated dishwasher and full length fridge. There is under unit lighting, tiled flooring, a central heating radiator and complimentary splashback tiling. There is a rear facing double glazed window, a side facing door providing access into the rear garden and area for a dining table and chairs.

### **Sun Room / Family Room**

With side and rear facing double glazed windows, a side facing door and further rear facing French doors to the rear garden. There are spotlights to the ceiling, a central heating radiator and laminate flooring.

### **First Floor Landing**

With a central heating radiator, coving to the ceiling, downlights to the ceiling, a useful storage cupboard and a loft hatch which has a boarded floor and shelving.

### **Bedroom One**

With three front facing double glazed windows providing an abundance of natural light and a central heating radiator. There are fitted wardrobes providing a range of hanging and storage space and access to the en-suite shower room.

### **En-Suite Shower Room**

Fitted with a low flush W.C, a wash hand basin with mixer tap and a walk-in shower. There is a front facing obscure double glazed window, wall to floor tiling, a central heating radiator and an extractor fan.

### **Bedroom Two**

With a rear facing double glazed window, coving to the ceiling and a central heating radiator. A door provides access to the en-suite and walk in-wardrobe.

### **Walk-In Wardrobe**

Providing a range of hanging and storage space.

### **En-Suite Shower Room Two**

Fitted with a low flush W.C, a wash hand basin and a shower cubicle with shower. There is tiling to the walls, an extractor fan, downlights to the ceiling and a side facing obscure double glazed window.

### **Bedroom Three**

With a rear facing double glazed window, a central heating radiator and coving to the ceiling.

### **Bedroom Four**

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

### **Bathroom**

Fitted with a low flush W.C, a wash hand basin and a corner bath. There is a central heating radiator, partial tiling to the walls, an extractor fan and a side facing obscure double glazed window.

### **Outside**

To the front of the property there is a sweeping driveway providing ample off road parking and provides access into the integral garage. To the rear of the property there is an extensive patio area with a generous lawn, fencing to the perimeter and a variety of mature shrubs and plants to the borders providing a screened and private garden.

### **Integral Garage**

With plumbing for a washing machine, space for a freezer and a wall mounted boiler. A further door gives access into the main residence.



**view this property online** [williamhbrown.co.uk/Property/DCR126496](http://williamhbrown.co.uk/Property/DCR126496)



welcome to

## Ashcourt Drive, Balby Doncaster

- GUIDE PRICE £350,000-£360,000
- FOUR BEDROOM DETACHED FAMILY HOME
- DINING KITCHEN
- SPACIOUS LIVING ROOM WITH DOUBLE DOORS TO THE DINING ROOM
- GARDEN ROOM

Tenure: Freehold EPC Rating: C

Council Tax Band: D

guide price

**£350,000-£360,000**



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/DCR126496](http://williamhbrown.co.uk/Property/DCR126496)



Property Ref:  
DCR126496 - 0003

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)