



Burgundy Road, Balby Doncaster

welcome to

Burgundy Road, Balby Doncaster

Guide price:£200,000-£210,000. Situated on this sought after development close to local amenities and transport links is this well presented three bedroom detached family home. The property has spacious accommodation throughout with front and rear gardens, off road parking.



Entrance Hall

There is a front facing sealed unit door, a central heating radiator and a useful under stairs storage cupboard.

Downstairs W.C

Fitted with a WC and a wash hand basin with splash back tiling. There is an extractor fan and a central heating radiator.

Dining Kitchen

29' 2" x 12' to the recess (8.89m x 3.66m to the recess)
Fitted with a range of cream high gloss wall and base units with coordinating work surfaces housing the stainless steel sink and drainer with mixer tap. There is a gas hob with extractor above, electric oven, an integrated washing machine, dishwasher, a fridge freezer and complimentary tiling. With a front facing double glazed window and rear facing double glazed French doors giving access to the rear garden.

Lounge

21' 2" x 12' 8" (6.45m x 3.86m)
A spacious lounge with a front facing double glazed window and French doors giving access to the rear garden. There is a central heating radiator and a telephone and TV aerial point.

First Floor Landing

A half landing with a rear facing double glazed window and a central heating radiator.

Bedroom One

14' 3" x 12' 10" to the recess (4.34m x 3.91m to the recess)
With a feature double glazed window, a central heating radiator, walk-in wardrobes and a door giving access to the en-suite.

En Suite Shower Room

Fitted with a WC, a wash hand basin and shower cubicle with shower. There is partial tiling to the walls, an extractor fan and a rear facing obscure double glazed window.

Bedroom Two

15' 1" x 13' 2" to the recess (4.60m x 4.01m to the recess)
With a front facing double glazed window and a central heating radiator.

Bedroom Three

13' 3" to wardrobes x 8' 7" to the recess (4.04m to wardrobes x 2.62m to the recess)
There is a rear facing double glazed window, a central heating radiator and wardrobes providing hanging and storage space.

Bathroom

Fitted with a WC, a wash hand basin and panelled bath with mixer tap and shower attachment. There is complimentary tiling, extractor fan and a rear facing obscure double glazed window.

Outside

To the front of the property is a small garden with shrubs and plants whilst to the rear is an enclosed lawned garden. To the side of the property is a driveway providing ample off road parking.

Additional Information

The vendor has made us aware that there is a current service charge of £150 per annum for the upkeep of the development.



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Burgundy Road, Balby Doncaster

- SPACIOUS LOUNGE
- MODERN HIGH GLOSS DINING KITCHEN WITH INTEGRATED APPLIANCES
- DOWNSTAIRS W.C
- MASTER BEDROOM WITH EN SUITE SHOWER ROOM
- TWO FURTHER BEDROOMS

Tenure: Freehold EPC Rating: B

guide price

£200,000-£210,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR119280 - 0010

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