



Coniston Drive, Balby Doncaster

welcome to

Coniston Drive, Balby Doncaster

This long-standing four bedroom detached home situated on this desirable development provides a superb range of family living with a fabulous modern kitchen, a lounge dining room and a useful utility room. The property has a driveway, garage and a generous rear garden with outdoor summer house.



Entrance Porch

With a front facing composite door and a further door to the entrance hall.

Entrance Hall

With a central heating radiator, useful understairs storage and stairs which rise to the first floor landing.

Ground Floor W.C.

Fitted with a low flush WC, a wash hand basin, laminate flooring, a central heating radiator and a side facing obscure double glazed window.

Lounge

With a front facing double glazed bay window, a central heating radiator and is open plan to the dining room.

Dining Room

With rear facing patio doors which provide access to the conservatory, a central heating radiator and area for a dining table and chairs. Access through to the kitchen.

Breakfast Kitchen

Fitted with a range of high gloss wall and base units with coordinating work surfaces housing the sink and drainer with mixer tap. The kitchen has a four ring gas hob with cooker hood above, an electric double oven and grill and an integrated dishwasher and fridge-freezer. There is a breakfast bar area, spotlights to the ceiling, complimentary tiling, a rear facing double glazed window and access through to the utility room.

Utility Room

Fitted with work surfaces beneath which is plumbing for a washing machine and dryer. There is a central heating radiator, a rear facing double glazed window and a side facing composite door.

Conservatory

With rear and side facing double glazed windows and rear facing French doors leading out to the rear garden. There is tiled flooring and a vaulted ceiling.

First Floor Landing

With a central heating radiator.

Bedroom One

With a front facing double glazed window, a central heating radiator and a range of fitted wardrobes and dressing table. Access to the en-suite shower room.

En-Suite Shower Room

Fitted with a low flush WC, a wash hand basin and a shower cubicle with shower. There is wall to floor tiling, an extractor fan, a central heating radiator and a side facing obscure double glazed window.

Bedroom Two

With a front facing double glazed window and a range of fitted wardrobes.

Bedroom Three

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

Bedroom Four

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

Bathroom

Fitted with a low flush WC, a wash hand basin on a vanity unit, a P-shaped bath with shower over and screen. There is tiling to the walls, a heated towel rail, extractor fan and a rear facing obscure double glazed window.

Outside

To the front of the property there is a lawned garden with a block paved driveway providing off road parking which leads to the integral garage. To the rear of the property there is a generous enclosed lawned garden with Indian stone paved patio areas, an outside tap and summer house.

Integral Garage

With an electric roller shutter door.



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welcome to

Coniston Drive, Balby Doncaster

- INTEGRAL GARAGE AND DRIVEWAY PROVIDING OFF ROAD PARKING
- EN-SUITE SHOWER ROOM
- STUNNING BREAKFAST KITCHEN
- UTILITY ROOM AND GROUND FLOOR WC
- GARDEN ROOM/CONSERVATORY

Tenure: Freehold EPC Rating: C

Council Tax Band: D

£350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR126846 - 0003

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