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Cedar Close, Balby, Doncaster, DN4 9ES
Offers Over £185,000

3 BED DETACHED HOUSE / LOVELY CUL-DE-SAC POSITION / ATTACHED BRICK GARAGE / EXTENDED OPEN PLAN DINING KITCHEN / EASY ACCESS TO THE A1 / NO UPWARD CHAIN / EARLY VIEWING ESSENTIAL //

Located on this attractive cul-de-sac, a good sized three bedroom detached house. The property has a gas radiator central heating system, PVC double glazing and briefly comprises entrance hall with storage off, spacious lounge, open plan dining kitchen overlooking the rear garden, first floor landing, three bedrooms and bathroom. Outside are front and rear gardens, ample parking to the front, attached garage and enclosed rear garden. The property is well placed with access to local amenities within Balby, and access to the A1 and motorway networks. Priced to sell. Early viewing recommended.

ACCOMMODATION

A traditional timber entrance door leads into the property's entrance hall.

ENTRANCE HALL

This has a staircase leading to the first floor accommodation, double panel central heating radiator, cloaks cupboard recess and further recessed doors. A doorway from here leads into the lounge.

LOUNGE

18'6" x 14'0" max (5.64m x 4.27m max)

This is a good sized reception room, it has a broad PVC double glazed window with an outlook to the front, a double panel central heating radiator, a feature fireplace incorporating a living flame style gas fire and a deep recess under the stairs for storage, etc. There is coving, central ceiling light, matching wall lights and a door leading into an extended open living dining kitchen.

OPEN KITCHEN AREA

14'0" x 9'4" (4.27m x 2.84m)

The kitchen area is fitted with a range of modern high and low level units finished with a roll edged work surface and composite style sink. There is tiling to the splashbacks, and a deep recess suitable for a gas cooker with extractor hood above. There is modern laminate flooring, PVC double glazed window, PVC double glazed exterior door, coving, and two central ceiling lights. Within the kitchen there are integrated fridge, freezer and washing machine. From the kitchen, a broad opening leads into a lean-to style garden room.

OPEN DINING AREA

11'3" x 8'7" (3.43m x 2.62m)

This has PVC double glazed windows, a double panel central heating radiator, dado rail, two wall lights and an outlook over the property's rear garden.

FIRST FLOOR LANDING

There is a PVC double glazed window to the side, coving, central ceiling light and a deep built in storage cupboard which houses hot water cylinder with linen storage above.

BEDROOM 1

12'8" x 8'1" (3.86m x 2.46m)

A large double bedroom. It has a PVC double glazed window to the front, a central heating radiator, central ceiling light and has an access point into the loft space.

BEDROOM 2

10'6" x 8'6" (3.20m x 2.59m)

This has a PVC double glazed window to the rear of the property, central heating radiator, coving, central ceiling light and built-in wardrobes consisting of hanging rail and storage.

BEDROOM 3 - FRONT

9'2" x 5'8" (2.79m x 1.73m)

This has a PVC double glazed window to the front, central heating radiator, central ceiling light, stair bulkhead with good storage over.

HOUSE BATHROOM

7'6" x 5'2" (2.29m x 1.57m)

This is fitted with a white suite comprising of a panelled bath with independent electric shower over, including a shower screen, pedestal wash hand basin

and low flush wc. There is surround tiling to the four walls with a decorative dado tile, vinyl flooring, central heating radiator, PVC double glazed window and a central ceiling light.

OUTSIDE

The property enjoys a nice quiet position in the corner of the cul-de-sac. It has a block paved driveway which provides car standing with a lawn to the side. This has the additional offer of parking if so required.

ATTACHED GARAGE

The garage has a metal up and over door, with power and light laid on.

REAR GARDEN

This is a good size, it has concrete post and timber fencing to the perimeters. It is mainly lawned with several sheds, ornamental plants, shrubs and trees.

AGENTS NOTES:

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, where stated. Age of units various.

HEATING - Gas radiator central heating. Age of boiler tbc.

COUNCIL TAX - Band B.

BROADBAND - Ultrafast broadband is available with download speeds of up to 1800 mbps and upload speeds of up to 1000 mbps.

MOBILE COVERAGE - Coverage is available with EE and 02.

VIEWING - By prior telephone appointment with horton knights estate agents.

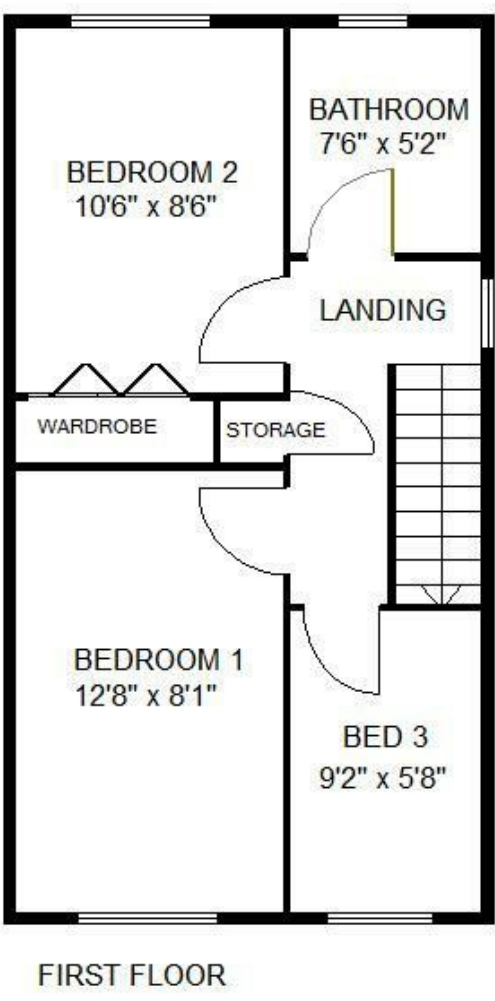
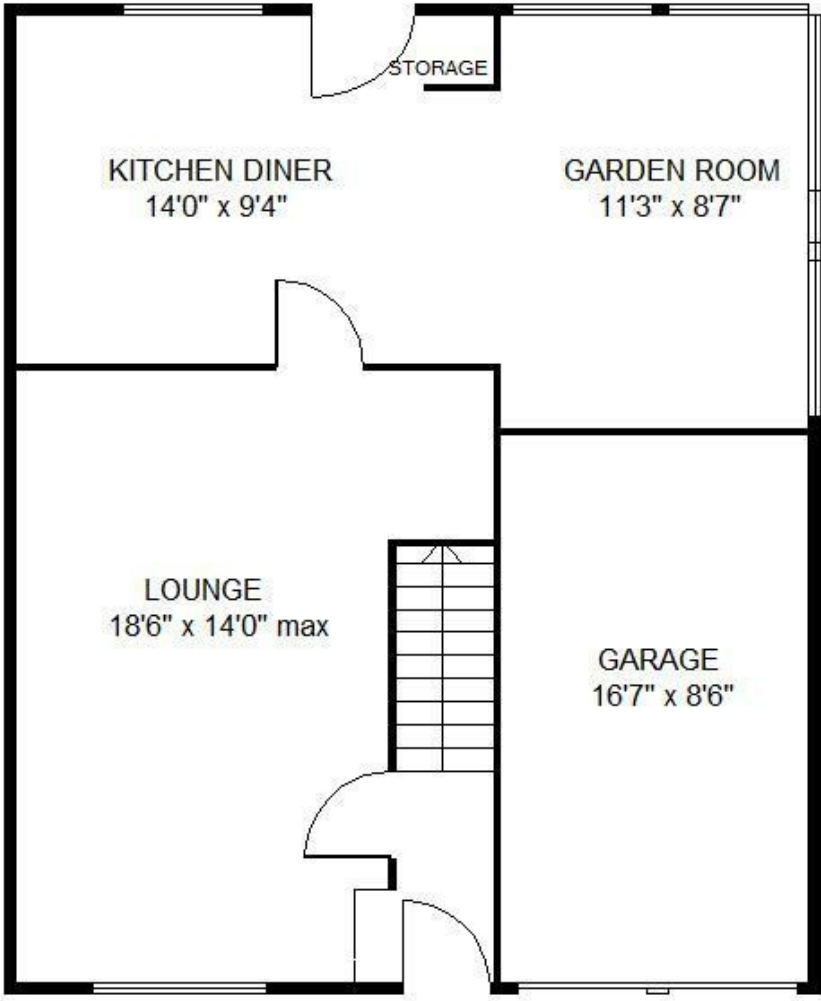
MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability of any part, including fixtures and fittings of this property, prospective buyers are kindly asked to take specific advice from their professional advisors.

OPENING HOURS - Monday - Friday 9:00 - 5:30
Saturday 9:00 - 3:00 Sunday www.hortonknights.co.uk

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC