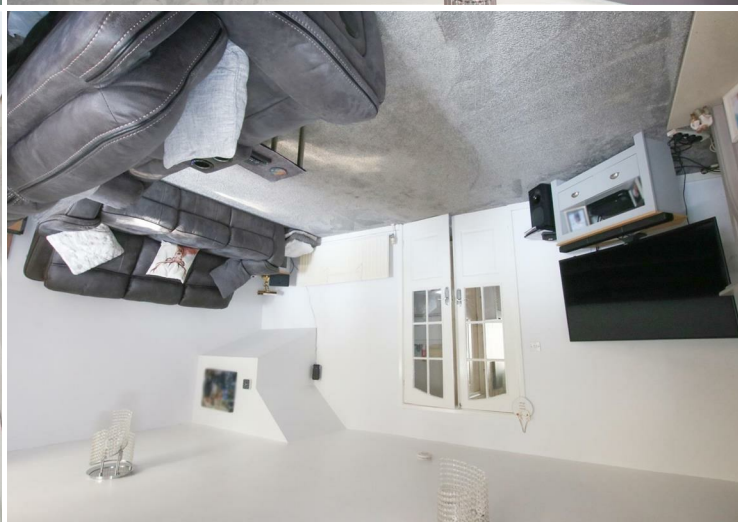
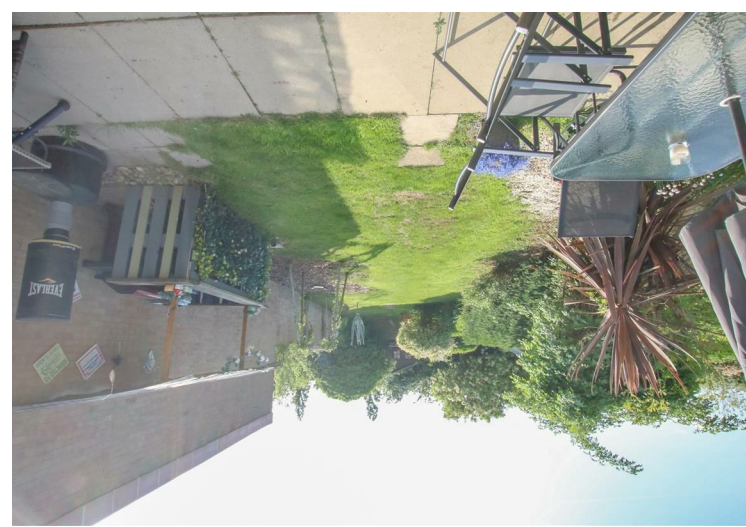




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Cedar Road, Balby, Doncaster, South Yorkshire, DN4 9ET
Offers Over £190,000

3 BEDROOM DETACHED HOUSE / SINGLE STOREY EXTENSION TO THE REAR / LONG S.W. REAR GARDEN / DRIVEWAY & GARAGE / VIEWING RECOMMENDED//

Extended to the rear this 3 bedroom detached house offers more space and with a lovely long SW facing rear garden. The property has PVC double glazing, a gas central heating system via a combination boiler and comprises: Entrance hall into open kitchen, double doors into large sitting room, dining room off to the rear and a covered decked patio area. To the first floor there are 3 bedrooms and a bathroom with a white suite and shower. Outside, double width driveway to a single integral garage and lovely long rear garden. Popular residential area with good access to local amenities and the A1. Internal viewing recommended.

ACCOMMODATION

A PVC double glazed entrance door leads into an open kitchen. This is probably demonstrated by the floor-plan and photographs.

FITTED KITCHEN

11'4 x 8'7 (3.45m x 2.62m)

The kitchen is fitted with a range of high and low level units finished with a contrasting work surface. There is a four ring gas hob, extractor hood and an integrated oven. There is a wall mounted cupboard which houses an integrated fridge, PVC double glazed windows to the front, vinyl flooring, central heating radiator and door to an attached integral garage. From the kitchen a staircase gives access to the first floor landing and a set of double doors lead into an open plan 'L' shaped lounge and dining room.

LOUNGE

16'10 x 12'2 (5.13m x 3.71m)

The lounge area is a good size, it has a feature fireplace with living flame style gas fire inset. There are two central ceiling lights, PVC double glazed double opening doors which lead out on to a covered decked patio and sitting area, central heating radiator and a broad opening which leads into a separate dining area.

DINING AREA

9'8 x 8'0 (2.95m x 2.44m)

The dining room has two PVC double glazed windows to the rear and side elevations, central heating radiator and wood flooring.

FIRST FLOOR LANDING

There is a PVC double glazed window to the side, an access point into the loft space, built-in cupboard with utility shelving and doors to the bedrooms and bathroom.

BEDROOM 1

12'5 x 9'6 (3.78m x 2.90m)

A lovely double bedroom, it has a PVC double glazed window with an outlook over a long rear garden, double panel central heating radiator and a central ceiling light.

BEDROOM 2

9'0 x 8'6 (2.74m x 2.59m)

A good sized second double bedroom, it has a PVC double glazed window to the front, central heating radiator and a central ceiling light.

BEDROOM 3

9'3 x 7'1 (2.82m x 2.16m)

A comfortable third bedroom, it has a PVC double glazed window with an outlook to the rear, central heating radiator and a central ceiling light.

HOUSE BATHROOM

The house bathroom is fitted with a white three piece suite comprising of panelled bath with central mixer tap, mixer shower over the bath including a glazed shower screen, floating hand-wash basin, low flush WC, PVC double glazed window, inset spot lighting to the ceiling and contemporary towel rail/radiator.

OUTSIDE

To the front of the property there is a wide tarmac driveway designed to provide off-road parking for two cars and in turn leads to an integral garage with up and over door, power and light laid on.

GARAGE

15'9 x 8'1 (4.80m x 2.46m)

The garage has a wall-mounted gas fired combination type boiler which supplies the hot water and central heating systems. Space and plumbing for an automatic washing machine.

REAR GARDEN

The rear garden is a particularly good size as evidence by the photographs. It enjoys a private South Westerly facing aspect to the rear, there is brick walling, fencing and hedging to the perimeters. There is a decked patio and sitting area which leads onto a further concrete paved patio, where there is a little lean-to style bar. The garden is mainly lawned from here. To the far end there is a large timber storage shed and a further timber framed summer house, plus an additional area of garden beyond.

AGENTS NOTES:

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

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

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

COUNCIL TAX - Band B

BROADBAND - Ultrafast broadband is available with download speeds of up to 1,000 mbps and upload speeds of up to 1,000 mbps.

MOBILE COVERAGE - Coverage is available with EE, Three, 02 and Vodafone.

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

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