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Arden Gate, Balby, Doncaster, DN4 9DP  
Offers In The Region Of £164,500

**3 BEDROOM DETACHED BUNGALOW / VERY SMART & TIDY THROUGHOUT / GAS CENTRAL HEATING VIA A COMBI BOILER / PVC DOUBLE GLAZING / HOUSE ALARM FITTED / SUNNY S.W. FACING REAR GARDEN / DRIVEWAY PARKING / NO CHAIN / EARLY VIEWING ESSENTIAL //**

Located on this popular development, a lovely 3 bedroom detached bungalow. Offered with no upward chain and therefore early viewing is recommended. It has a gas central heating system, pvc double glazing and comprises: Entrance hall with tall cupboard and access into the loft, spacious lounge with a large bay window, modern fitted kitchen, 3 bedrooms, bed 2 has double doors onto the rear garden, and a contemporary shower room. Outside are attractive gardens, the rear enjoys a sunny S.W. aspect. There is off road parking to the front. Well placed with access to local amenities, including a local supermarket etc. PRICED TO SELL.

**ACCOMMODATION**

A pvc double glazed entrance door leads into the property's entrance hall.

**LOUNGE**

**16'8" x 10'4" (5.08m x 3.15m)**

This has a broad pvc double glazed bow window to the front, a feature fireplace with gas fire inset, central heating radiator, coving and two ceiling lights.

**ENTRANCE HALL**

This is an L shape, it has a central heating radiator, an access point into the loft space via a retractable ladder, two central ceiling lights, and a tall built in cupboard which has shelving and houses the gas fired combination type boiler which supplies the domestic hot water and central heating systems. A door from the hall leads into the open plan living space.

**FITTED KITCHEN**

**9'5" x 6'6" (2.87m x 1.98m)**

The kitchen is fitted with a range of high and low level units, finished with a contrasting work surface. There is a tiled splashback, four ring electric hob with extractor hood above with an integrated oven beneath, integrated washing machine, tall larder style cupboard which houses a fridge freezer. There are two pvc double glazed windows, single drain stainless steel sink unit, central ceiling light, smoke alarm, and coordination breakfast bar. This is all smartly finished with a modern laminate floor covering.

**LOBBY AREA**

**BEDROOM 1**

**12'8" x 8'2" (3.86m x 2.49m)**

This is a double bedroom, it has a pvc double glazed window to the rear, central heating radiator and a central ceiling light.

**BEDROOM 2**

**9'10" x 7'4" (3.00m x 2.24m)**

More recently used as a dining room. This has two pvc double glazed double opening doors which lead out onto the rear garden, a central heating radiator, coving and a central ceiling light.

**BEDROOM 3**

**9'10" x 6'0" (3.00m x 1.83m)**

This has a pvc double glazed window to the rear, central heating radiator and a central ceiling light.

**SHOWER ROOM**

The original bathroom has now been upgraded to create a modern contemporary shower room which has a walk in shower with electric shower unit, matching wash hand basin and a low flush w/c. There is tiling to the shower areas and splashbacks, a pvc double glazed window, central ceiling light, plus spotlight with extractor fan, contemporary towel rail/ radiator.

**OUTSIDE**

The property stands on an attractive plot, to the front there is a lawned garden with a dropped curb giving access to a concrete driveway with double gates which give access to the front door. Further gated access continues along the side into the rear garden.

**REAR GARDEN**

The rear garden is south-westerly facing, it has fencing to the perimeters, a paved patio and sitting area which leads on to a good sized lawn. External lighting.

**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, Three, O2 and Vodafone.

House Alarm.

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

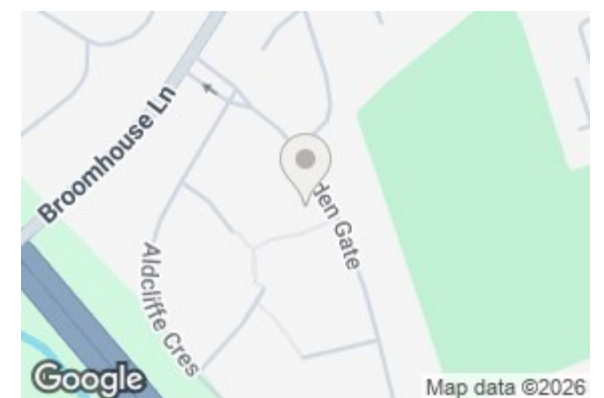
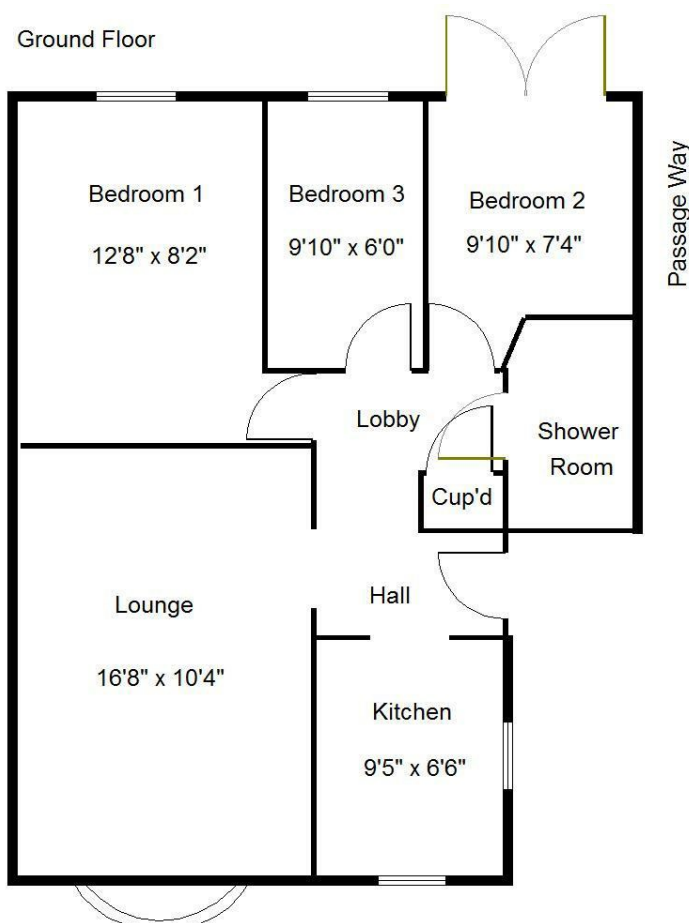
like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

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			85
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	