



Orion Way, Balby Doncaster



welcome to

Orion Way, Balby Doncaster

This impressive generously proportioned four bedroom detached family home is located in this sought after location and is stylishly presented throughout. The property benefits from front and rear gardens, ample off road parking and a garage. Ideal for a growing or extended family!



Entrance

With a front facing sealed unit door a central heating radiator and laminate flooring.

Ground Floor Wc

Fitted with a low flush W.C, a hand wash basin and a central heating radiator.

Lounge

A spacious lounge with front and side facing double glazed windows providing an abundance of natural light, there is a central heating radiator, laminate flooring and downlights to the ceiling.

Kitchen Living Dinner

The kitchen area has a front facing double glazed window and is fitted with a range of high gloss wall and base units with coordinating worksurfaces housing stainless steel sink and drainer with mixer tap. There is an electric hob with electric oven and grill, an integrated fridge and plumbing for a dish washer. There are two central heating radiators, rear facing double glazed French doors and area for a dining table and chairs.

Utility Room

With a rear facing sealed unit door, wall and base units beneath which is plumbing for a washing machine. There is a stainless steel sink and drainer with mixer tap, a cupboard using the gas central heating boiler and a central heating radiator.

First Floor Landing

With a useful storage cupboard and access to the loft. There is a front facing double glazed window and a central heating radiator.

Bedroom One

With a rear facing double glazed window, fitted wardrobes providing hanging and storage space and a central heating radiator. There is access to the en-suite.

En-Suite Shower Room

Fitted with a low flush W.C, a wash hand basin with

mixer tap and a shower cubical with shower. There is tiling to the walls and floor, a heated towel rail, downlights and an extractor fan.

Bedroom Two

A double room with a rear facing double glazed window, a central heating radiator and mirror fronted wardrobes.

Bedroom Three

With front and side facing double glazed windows, fitted wardrobes and a central heating radiator.

Bedroom Four

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

Bathroom

Fitted with a low flush W.C, a hand wash basin with mixer tap and a bath with shower over. There is an obscured double glazed window, tiling to the walls and floor and a chrome heated towel rail.

Outside

To the front of the property there is artificial grass with mature shrubs and plants to the sides. To the rear there is an enclosed generous lawned garden with a patio area ideal for entertaining.



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Orion Way, Balby Doncaster

- GUIDE PRICE £365,000-£375,000
- FOUR BEDROOM DETACHED FAMILY HOME
- KITCHEN WITH INTEGRATED APPLIANCES
- UTILITY ROOM
- GROUND FLOOR W.C

Tenure: Freehold EPC Rating: C

Council Tax Band: D

guide price

£365,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR126053 - 0002

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william h brown



01302 327121



doncaster@williambrown.co.uk



4-5 Kingsway House, Hall Gate, DONCASTER,
South Yorkshire, DN1 3NX



williambrown.co.uk