



Woodfield Way, Balby Doncaster



welcome to

Woodfield Way, Balby Doncaster

GUIDE PRICE £220,000-£230,000. A fantastic opportunity to acquire this beautifully presented, modern three bedroom mid-townhouse home. Spanning three floors and featuring a landscaped garden with parking to the rear and is ideal for growing families or professional couples.



Entrance Hall

Accessed via a front facing door with stairs to the first floor, a thermostat and central heating radiator.

Ground Floor W.C.

Conveniently located off the hallway, fitted with a low-flush WC, a wash hand basin and a central heating radiator.

Dining Kitchen

A modern fitted kitchen with a range of wall and base units and stylish tiled splash backs housing the insert sink and drainer with mixer tap. Integrated appliances include a gas hob, electric oven, and extractor. There is plumbing for a washing machine/dryer, a dishwasher and an integrated fridge-freezer. There is a front facing double glazed window, a central heating radiator, space for a dining table and chairs and a concealed wall mounted boiler.

Lounge

A spacious primary reception room featuring neutral decor and French doors that open directly onto the landscaped rear garden with a central heating radiator and laminate flooring.

First Floor Landing

With stairs rising to the second floor and a central heating radiator.

Bedroom Two

A well-proportioned double bedroom with a rear facing double glazed window and a central heating radiator.

Bedroom Three

A further double bedroom with a double glazed window and a central heating radiator.

Bathroom

Fitted with a modern three piece suite comprising a low flush WC, a pedestal wash hand basin and a panelled bath with shower over and screen. There is tiling to the walls and a central heating radiator.

Second Floor

Dressing / Study Area

Currently used as a study area with a central heating radiator, a rear skylight double glazed window, storage in the eaves and access to the main bedroom.

Bedroom One

With two full length front facing double glazed feature windows, additional storage and a private en-suite with a walk-in wardrobe/dressing area.

Walk-In Wardrobe Area

With a range of hanging and storage space.

En-Suite Shower Room

Comprising of a walk-in shower cubicle, a wash hand basin and WC. Finished with contemporary tiling and a central heating radiator.

Outside

The front of the property sits behind an attractive brick built boundary wall and manageable front garden area. To the rear is a landscaped garden featuring a stylish artificial lawn, patio area and a rear gate that provides access to the rear parking allocated parking space.



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Woodfield Way, Balby Doncaster

- GUIDE PRICE £220,000-£230,000
- MODERN THREE STOREY THREE BEDROOM MID-TOWNHOUSE
- SITUATED ON THIS SOUGHT AFTER DEVELOPMENT
- DECORATED TO A HIGH STANDARD THROUGHOUT
- ACCOMMODATION SPREAD OVER THREE FLOORS

Tenure: Freehold EPC Rating: B

Council Tax Band: C

guide price

£220,000-230,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR125797 - 0002

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