



Coppicewood Court, Balby DONCASTER

welcome to

Coppicewood Court, Balby DONCASTER

GUIDE PRICE £325,000-£350,000. Situated on a corner plot is this four bedroom extended detached family home which is ideal for growing families. The property has gardens to front, side and rear, off road parking and a garage.



Entrance Hall

With a front facing sealed unit door, a central heating radiator, Amtico flooring and a courtesy door to the garage.

Lounge

With a rear facing double glazed bay window, coving to the ceiling and a central heating radiator.

Home Office / Dining Room

A versatile room which could be used as a family room, formal dining room or home office with two front facing double glazed windows and a central heating radiator.

Living Dining Kitchen

A fabulous extended open plan space which is the hub of the home perfect for entertaining. Fitted with a modern range of wall and base units with coordinating granite work surfaces housing the inset sink with 1 1/2 bowl sink with mixer tap. The kitchen has an electric microwave oven, an integrated tall fridge and freezer and housing for a washing machine. There is a centre dining island with Neff induction hob and extractor above, Amtico flooring, a central heating radiator, downlights to the ceiling, three skylight windows and rear facing double glazed French doors with double glazed side panels which give access to the rear garden.

Ground Floor W.C.

Fitted with a low flush WC and a wash hand basin fitted into a vanity unit with mixer tap. There is a side facing obscure double glazed window, splashback tiling and a central heating radiator.

First Floor Landing

With a side facing obscure double glazed window, access to the loft, a central heating radiator and airing cupboard.

Bedroom One

With a front facing feature window, a central heating radiator, fitted wardrobes and access to the en-suite shower room.

En-Suite Shower Room

With a side facing obscure double glazed window. Fitted with a low flush WC, a wash hand basin fitted into a vanity unit and a shower cubicle with shower. There is an extractor fan, a central heating radiator and panelling.

Bedroom Two

With a rear facing double glazed window, a central heating radiator and wardrobes.

Bedroom Three

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

Bedroom Four

With two front facing double glazed windows and a central heating radiator.

Bathroom

With a side facing obscure double glazed window. Fitted with a low flush WC, a wash hand basin fitted into a vanity unit with mixer tap and a double ended bath with mixer tap, shower over and screen. There is a chrome heated towel rail and tiling to the walls and floor.

Outside

The property occupies a corner plot with a lawned garden to the front with shrubs and trees. There is a driveway providing off road parking which leads to the integral garage. To the rear of the property there is an enclosed lawned garden with patio.

Integral Garage

With an electric roller shutter door, light, power and a wall mounted boiler. Access to the entrance hall.



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Coppicewood Court, Balby DONCASTER

- GUIDE PRICE £325,000-£350,000
- UPGRADED TO A HIGH SPECIFICATION
- ATTRACTIVE LOUNGE
- EXTENDED LIVING DINING KITCHEN WITH INTEGRATED APPLIANCES
- VERSATILE HOME OFFICE / DINING ROOM

Tenure: Freehold EPC Rating: C

Council Tax Band: D

guide price

£325,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR125995 - 0004

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