



**Wivelsfield Road, Balby Doncaster**



**welcome to**

**Wivelsfield Road, Balby Doncaster**

This spacious two double bedroom semi-detached family home is situated in this sought after location and benefits from a spacious driveway, an open plan living and dining room, a study to the first floor and an enclosed rear garden. Ideal for a first time buyer or growing family!



### **Entrance Hall**

With a front facing composite door, a central heating radiator and stairs which rise to the first floor landing.

### **Lounge Area**

With a front facing double glazed bay window, a central heating radiator and laminate flooring. There is a feature fireplace as the focal point of the room, coving to the ceiling and open access into the dining area.

### **Dining Area**

With rear facing double glazed doors which open onto the rear garden, a central heating radiator and laminate flooring.

### **Kitchen**

Fitted with a range of wall and base units with coordinating work surfaces housing the sink and drainer with mixer tap. There is four ring gas hob with extractor above, an electric oven and grill, complimentary tiling and space for white goods. There are rear and side facing double glazed windows, a central heating radiator and a side facing door.

### **First Floor Landing**

With a side facing double glazed window.

### **Bedroom One**

With a front facing double glazed bay window, a central heating radiator and fitted wardrobes providing a range of hanging and storage space.

### **Bedroom Two**

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

### **Study**

With a front facing double glazed window.

### **Shower Room**

Fitted with a low flush W.C, a wash hand basin on a vanity unit and a shower cubicle with shower. There

is a rear facing obscure double glazed window, complimentary splashback tiling and an extractor fan.

### **Outside**

To the front of the property there is a spacious driveway providing ample off road parking. To the rear the garden is mainly laid to lawn with shrubs and plants to the borders and fencing to the perimeter.



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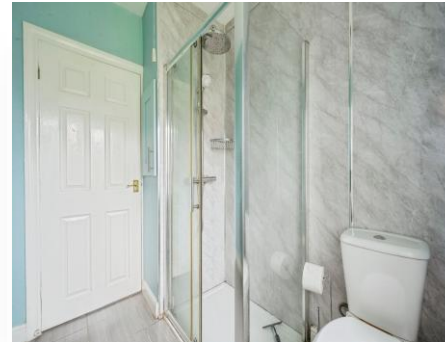
- GUIDE PRICE £140,000-£150,000
- OFF STREET PARKING
- FRONT AND REAR GARDENS
- SPACIOUS ACCOMMODATION THROUGHOUT
- DINING ROOM OPEN PLAN TO THE LIVING AREA

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A

guide price

**£140,000-£150,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DCR126555 - 0002

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