



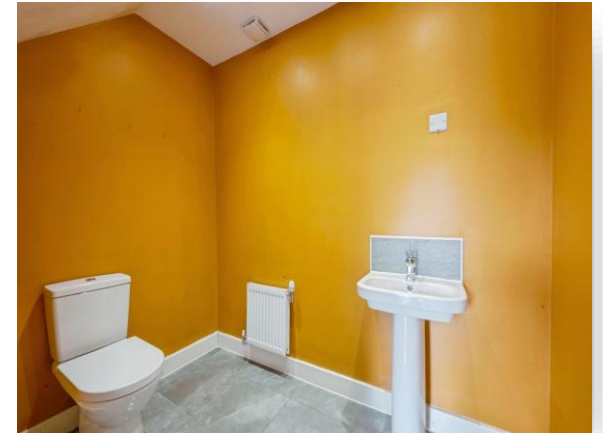
**Orion Way, Balby DONCASTER**



**welcome to**

**Orion Way, Balby DONCASTER**

A beautifully presented detached family home with many upgrades which has four generously sized bedrooms. The property occupies a generous plot on this sought after modern development with spacious family living, a spacious rear garden, off road parking and a garage.



## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

### Entrance Hall

With a front facing sealed unit door, a useful understairs storage cupboard and a central heating radiator. Stairs rise to the spacious first floor landing.

### Downstairs W.C.

Fitted with a WC and a wash hand basin with splashback tiling. There is a rear facing obscure double glazed window, a central heating radiator, downlights to the ceiling and a tiled floor.

### Lounge

A well proportioned lounge which has a front and two side facing double glazed windows and a central heating radiator.

## Living Dining Kitchen

The hub of the home! A stunning dining kitchen with living area. The kitchen area has a front facing double glazed window and is fitted with a range of modern high gloss wall and base units with coordinating work surfaces housing the stainless steel sink and drainer. There is a gas hob with stainless steel splashback and cooker hood above, an electric oven, complimentary tiling, an integrated dishwasher and fridge. There are three central heating radiators, downlights to the ceiling and a breakfast bar with dining area beyond. The dining kitchen continues to the living area which has rear facing French double glazed doors which give access to the patio and garden beyond. There is a central heating radiator and tiled flooring throughout. A door gives access to the utility room.

## Utility Room

Fitted with wall and base units with coordinating work surfaces housing the stainless steel sink and drainer. The utility has an integrated washing machine, fridge and freezer and a cupboard which houses the gas central heating boiler. There is a rear facing sealed unit door, a central heating radiator and tiled flooring.

## First Floor Landing

A spacious landing with a front facing double glazed window, a central heating radiator, downlights to the ceiling and an airing cupboard.

## Bedroom One

A double room with a rear facing double glazed window, fitted wardrobes providing hanging and storage space and a central heating radiator. A door gives access to the en-suite shower room.

## En-Suite Shower Room

Fitted with a WC, a wash hand basin and a shower cubicle with shower. There is full tiling to the walls and floor, a chrome heated towel rail, an extractor fan and downlights to the ceiling.

## Bedroom Two

A double room with front and side facing double glazed windows and a central heating radiator.

## Bedroom Three

A double room with a rear facing double glazed window and a central heating radiator.

## Bedroom Four

A double room with a front facing double glazed window and a central heating radiator.

## Bathroom

Fitted with a WC, a wash hand basin and a panelled bath with mixer tap and shower over. There is a rear facing obscure double glazed window, full tiling to the walls and floor, a chrome heated towel rail and an extractor fan.

## Outside

The property occupies a spacious plot with an open front garden and shrubs. To the rear of the property is a spacious landscaped enclosed artificial lawned garden with patio areas and a side gate that provides access to a spacious driveway and garage.

## Garage

With an up and door.



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welcome to

## Orion Way, Balby DONCASTER

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- STUNNING FOUR BEDROOM DETACHED HOME
- LIVING DINING KITCHEN WITH INTEGRATED APPLIANCES

Tenure: Freehold EPC Rating: B

Council Tax Band: D

guide price

**£270,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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