



## 45 Church Balk Gardens.

Edenthorpe, Doncaster, DN3 2NT

**Asking Price £330,000**

A stunning 4 bedroom detached property appointed to show home standards occupying a corner position coupled with immaculate gardens. This turn key family home is not to be missed, lying within the sought after suburb of Edenthorpe which boasts reputable schools, good transport links and local amenities. Accommodation comprises; hallway with integral door to garage and twin part glazed doors to lounge, stylish kitchen/family room with island and a host of built in appliances including dishwasher and fridge/freezer. space for table and French doors to rear. Open walkway through to utility area featuring built in washing machine and dryer, fully tiled wc. To the first floor there is a delightful master bedroom with dressing area that boasts fitted wardrobes and ensuite with quality fixtures and fittings, further two bedrooms with fully fitted bedroom suites and further 4th bedroom (currently being used as study with built in units), 4 piece fully tiled bathroom with wall mounted cabinet and mirror. Outside; stunning low maintenance gardens with decorative boundaries, driveway leading to garage (equipped with electric car charger, an array of storage units, tiled flooring) Rear garden with astro turf, pathway to the borders, attractive patio area and summerhouse.

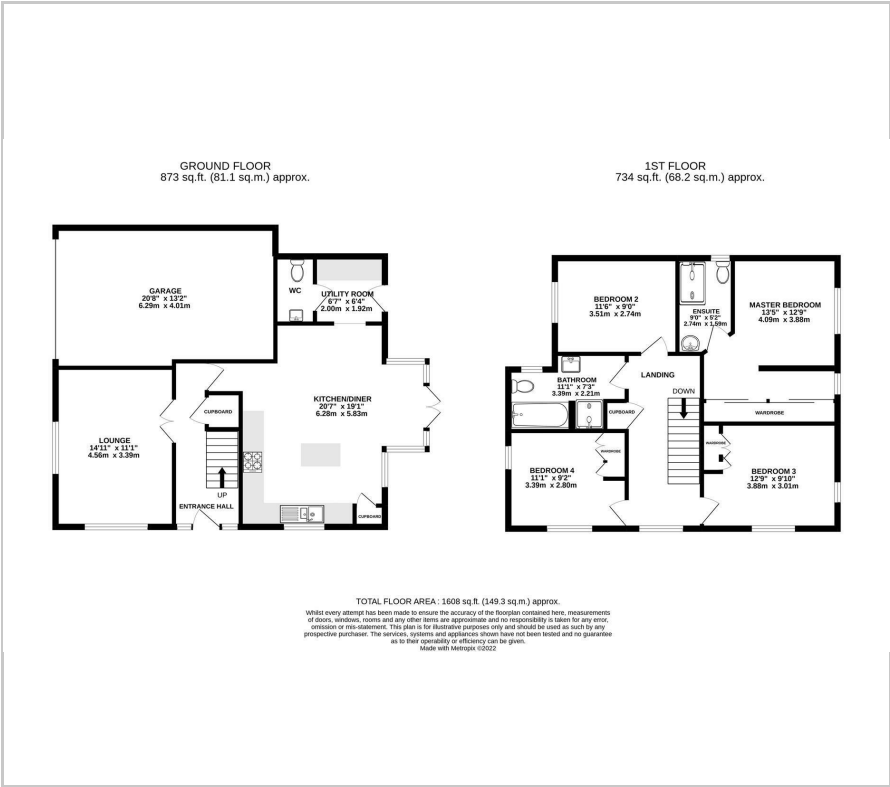
### Viewing

Please contact our Office on 01302 751616 if you wish to arrange a viewing appointment for this property or require further information.





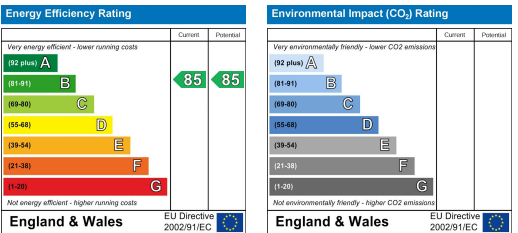
Floor Plan



Area Map



Energy Efficiency Graph



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