



**Tickhill Road, Balby Doncaster**



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h brown**

**welcome to**

**Tickhill Road, Balby Doncaster**

GUIDE PRICE £270,000-£280,000. This four bedroom semi-detached family home benefits from a breakfast kitchen, three reception rooms and an en-suite to the master bedroom. The property has a generous enclosed rear garden and a superb block paved driveway providing ample off road parking.



### **Entrance Hall**

With a front facing entrance door with double glazed side panel, a central heating radiator, dado rail, coving to the ceiling and stairs with glass balustrade which rise to the first floor landing.

### **Lounge Cinema Room**

With a front facing double glazed bowed window and rear facing patio doors which lead out to the rear garden. There is solid wooden flooring, coving to the ceiling, dado rail, downlights to the ceiling and two central heating radiators. The focal point of the room is the superb marble fire surround.

### **Sitting Room**

With a front facing double glazed bay window, decorative coving, dado rail and a stylish feature gas fire with granite hearth and solid wooden mantle and surround. There is an open archway into the dining room.

### **Dining Room**

There is a central heating radiator, coving to the ceiling, dado rail, two wall light points, a TV point and a gas fireplace with surround.

### **Breakfast Kitchen Diner Breakfast Kitchen Area**

With a side facing double glazed window. Fitted with a range of wall and base units with coordinating work surfaces housing the 1 1/2 bowl stainless steel sink drainer with mixer tap. The kitchen has a double eye level electric oven and grill, a five ring gas hob with extractor above, plumbing for a washing machine and space for a dishwasher. There is a central heating radiator, complimentary tiling, downlights to the ceiling and access to the dining room.

### **Dining Area**

With continued base units with work surfaces, a side facing double glazed window, a central heating radiator and rear facing French doors with double glazed side panels giving access to the rear garden.

### **Shower Room**

With a side facing double glazed window. Fitted with a low flush WC, a wash hand basin fitted into a vanity unit with mixer tap and a corner shower cubicle with shower. There is a chrome heated towel rail, downlights to the ceiling and high gloss tiling throughout.

### **Study**

A versatile room which could also be used as a cloakroom or home study with laminate flooring and a central heating radiator.

### **First Floor Landing**

From the entrance hall stairs rise to the first floor landing with coving to the ceiling.

### **Bedroom One**

With a front facing double glazed bowed window, downlights to the ceiling and a central heating radiator. There is access to the en-suite bathroom.

### **En-Suite Bathroom**

With a rear facing obscure double glazed window. Fitted with a low flush WC, a wash hand basin, a bath, decorative coving and downlights to the ceiling.

### **Bedroom Two**

With a rear facing double glazed window and fitted wardrobes providing hanging and storage space and houses the wall mounted central heating boiler.

### **Bedroom Three**

With a front facing double glazed bay window, a central heating radiator and fitted wardrobes.

### **Bedroom Four**

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

### **Bathroom**

With a rear facing double glazed window. Fitted with a low flush WC, a counter top wash hand basin and a bath with shower over and screen. There is a central heating radiator and downlights to the ceiling.

### **Separate W.C.**

Fitted with a low flush W.C, a wash hand basin and a rear facing obscure double glazed window.

### **Outside**

To the front of the property is an extensive gated block paved driveway providing ample off road parking. There is a mature hedge surrounding and access from the side to the rear garage. To the rear of the property is a generous lawned enclosed rear garden with a summer house.



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## Tickhill Road, Balby Doncaster

- GUIDE PRICE £270,000-£280,000
- FOUR BEDROOM SEMI-DETACHED HOME
- SPACIOUS CINEMA ROOM
- DOWNSTAIRS SHOWER ROOM
- EN-SUITE TO THE MASTER BEDROOM

Tenure: Freehold EPC Rating: C

Council Tax Band: C

guide price

**£270,000-£280,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DCR125035 - 0003

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