

3 Bedroom(s), Detached House, Freehold

Castledine Court, Balby, Doncaster.



- 3D Virtual Tour Available
- Spacious Driveway for Three Cars and Garage
- Sun Room
- En Suite Shower Room to Master
- Downstairs W/C

- Three Bedroom Detached Family Home
- Modern Integrated Kitchen Diner
- Additional Reception Room - Currently Used as a Gym
- Modern Family Bathroom
- South Facing Rear Enclosed Garden

£250,000
For Sale

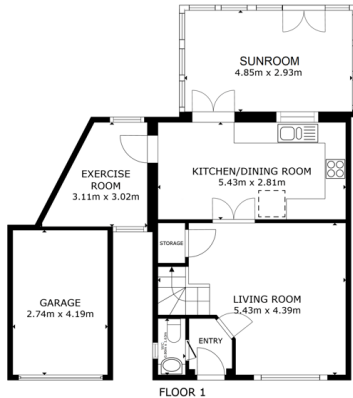
Book your viewing today Tel: 01302 247754

Owner's View

A beautiful, modern home nestled in the perfect corner plot of a cul-de-sac. We have loved living in such a peaceful location. With two bathrooms, a downstairs toilet, an office and large conservatory extension, there's plenty of room for a family to make memories here. The large driveway has space for three cars leaving the external garage to be used for other purposes.

Ground Floor

Floor Plan



GROSS INTERNAL AREA
FLOOR 1: 62.2 sq m FLOOR 2: 20.7 sq m
ENCLOSURE: KITCHEN: 15.9 sq m
TOTAL: 103.1 sq m

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport

Lounge



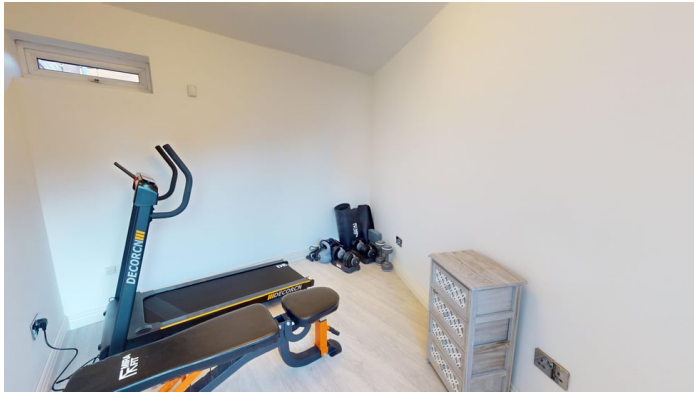
Kitchen Diner



Sun Room



Reception Room

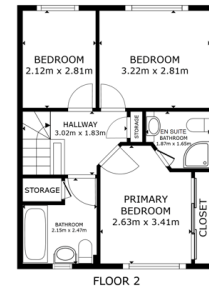


W/C



First Floor

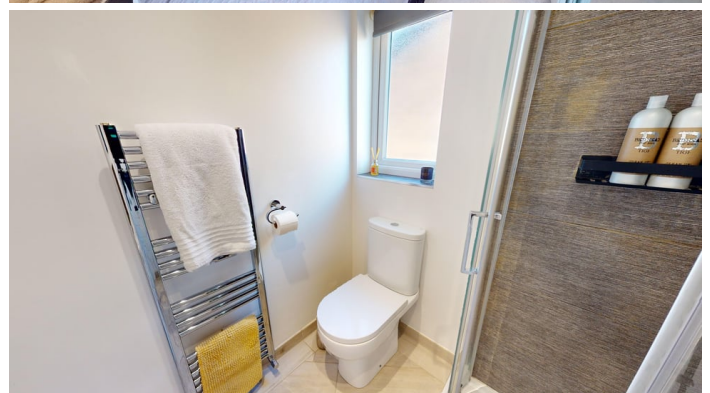
Floor Plan



GROSS INTERNAL AREA
 FLOOR 1: 82.5 sq m FLOOR 2: 28.7 sq m
 EXCLUDED SPACE: GARAGE: 11.5 sq m
 TOTAL: 112.7 sq m
 SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.

Matterport

Master Bedroom with En Suite



Bedroom



Bedroom



Family Bathroom



Externals

Front Aspect



Rear Garden



Property Information

Council Tax Band - C

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators



Approximate Heating System Installation Date - 1/9/2018

Water Heating System - Gas boiler (Combi)

Approximate Water Heating Installation Date - 1/9/2018

Boiler Location - Main bathroom

Approximate Electrical System Installation Date - 1/1/1999

Permanent Loft Ladder - Yes

Loft Insulation - Yes

Loft Boarded out – Yes

Are you aware of any building defects, safety issues or hazards at the property? - No

Are you aware of any restrictions on the use of the property which would impact a buyer's general use of the property or land? For example, conservation area, listed building, rights of access, restricted covenants, etc. - No

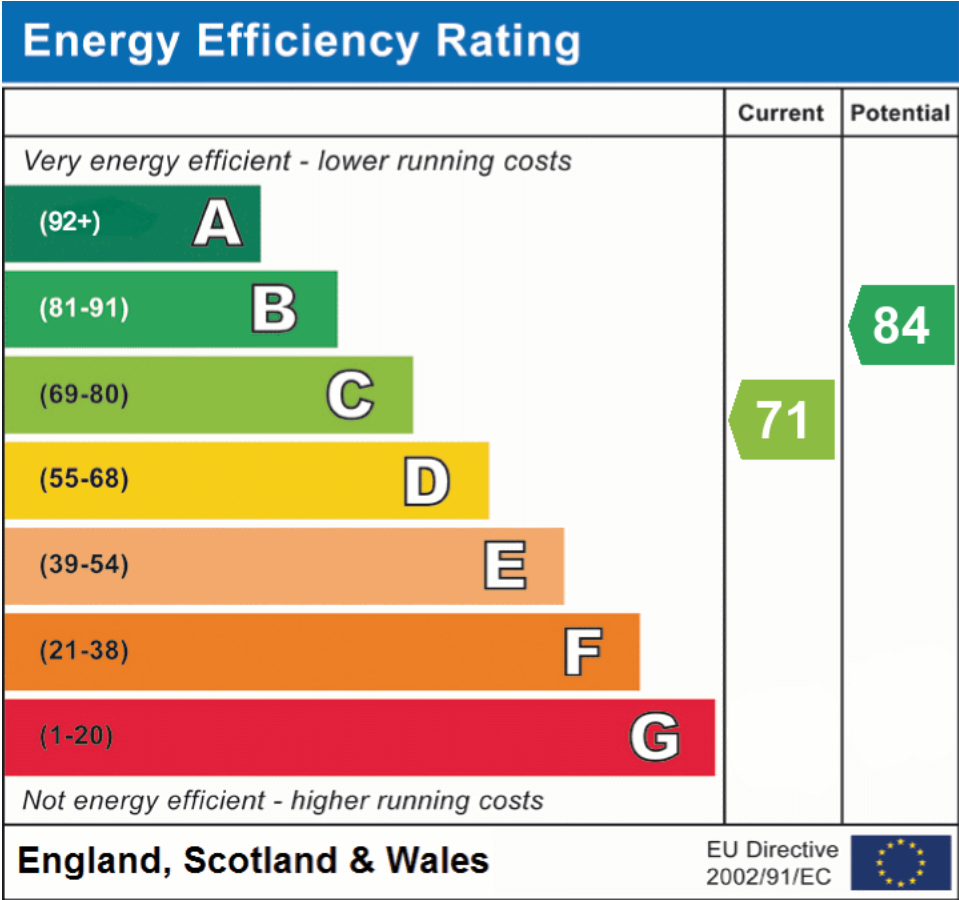
Are you aware of any known risk to flooding at the property? - No

Are you aware of any planning permission or proposed development affecting the property or immediate locality? - No

Has the property been adapted, or benefit from any accessibility features? - No

Whilst every effort is made to ensure that the information contained in these particulars is reliable, they do not constitute or form part of an offer or any contract. The Property Hive accept no liability for the accuracy of the contents, and therefore they should be independently verified by prospective buyers or tenants before agreeing an offer. All measurements provided are approximate and should be verified before exchange of contracts. No appliances, fixtures or fittings have been tested and should be checked by the buyer before exchange of contracts to ensure they are in good working order.

Energy Performance Certificate



All measurements provided are approximate and should be verified before exchange of contracts. No appliances have been tested and should be checked to ensure they are in good working order.