



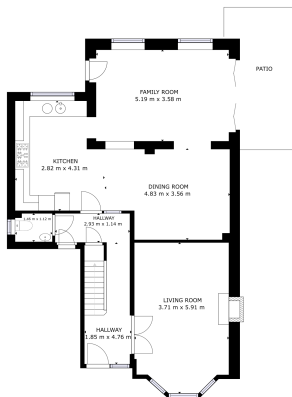


## Owner's View

Situated in a sought-after location in Balby, this spacious four-bedroom detached family home with a two-storey extension offers modern living with plenty of room for all the family. The ground floor features an inviting lounge, a generous open plan kitchen diner with a family area – perfect for both entertaining and everyday living – as well as a convenient ground floor W/C. Upstairs, the property boasts four well-proportioned bedrooms. The master bedroom benefits from its own en suite, while two further bedrooms are connected by a stylish Jack and Jill bathroom. A separate family bathroom completes the first-floor layout. Outside, the property is complemented by a driveway and garage providing ample parking, along with a sizeable rear garden ideal for outdoor enjoyment. This home is perfectly suited to growing families looking for space, practicality and a desirable location.

## Ground Floor

### Floor Plan



Family Room



## Kitchen Diner





## Lounge



## W/C



## First Floor

## Floor Plan

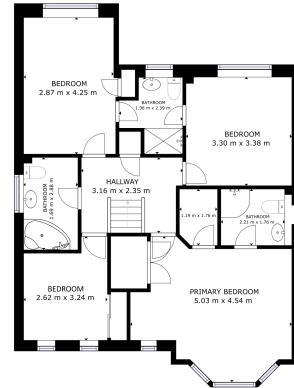
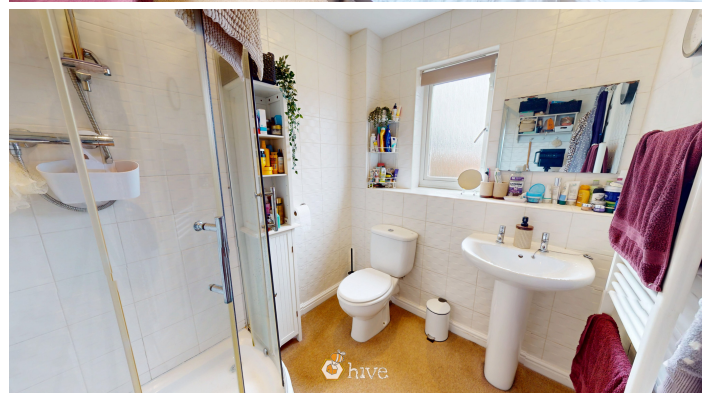


FIGURE 1

GROSS INTERNAL AREA  
FLOOR 1: 30.00 m<sup>2</sup> (323.00 sq ft)  
FLOOR 2: 30.00 m<sup>2</sup> (323.00 sq ft)  
TOTAL: 60.00 m<sup>2</sup> (646.00 sq ft)

Matterport

## Master Bedroom & En Suite





**Bedroom**



**Bedroom**



**Bedroom**



**Family Bathroom**



**Jack and Jill Bathroom**



**Externals**

**Front Aspect**





## Rear Garden



Approximate Electrical System Installation Date - 1/26/2005

Permanent Loft Ladder - Yes

Loft Insulation - Yes

Loft Boarded out – Yes

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.

## Property Information

Council Tax Band - E

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 - June 2017

Water Heating System - Gas boiler (Combi)

Approximate Water Heating Installation Date - June 2017

Boiler Location - Loft

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.



## Energy Performance Certificate

