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4 Bedroom(s), Detached House, Freehold

Aintree Drive, Balby, Doncaster.









- **3D Virtual Tour Available**
- Sizeable Corner Plot at the End of a Cul De Sac
- **Driveway and Garage**
- Separate Lounge
- Family Bathroom, En Suite to Master and Jack and Jill **Bathroom**
- · Four Bedroom Detached Family Home with Two **Storey Extension**
- · Spacious Rear Garden
- Sizeable Open Plan Kitchen Diner and Family Room £415,000
- Ground Floor W/C
- Local Amenities, Schools and Transport Links

For Sale



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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



Matterport

Kitchen Diner





Family Room





Lounge



W/C





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Floor Plan



GROSS INTERNAL AREA PLOOR 1: 86.49 m², PLOOR 2: 77.39 m² EXCLUDED AREAS; RICTIO: 10.52 m² TOTAL: 163.78 m²

Matterport

Master Bedroom & En Suite







Bedroom



Bedroom



Jack and Jill Bathroom





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Bedroom



Family Bathroom



Externals

Front Aspect



Rear Garden







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

Approximate Electrical System Installation Date - 1/26/2005

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.



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Energy Performance Certificate

