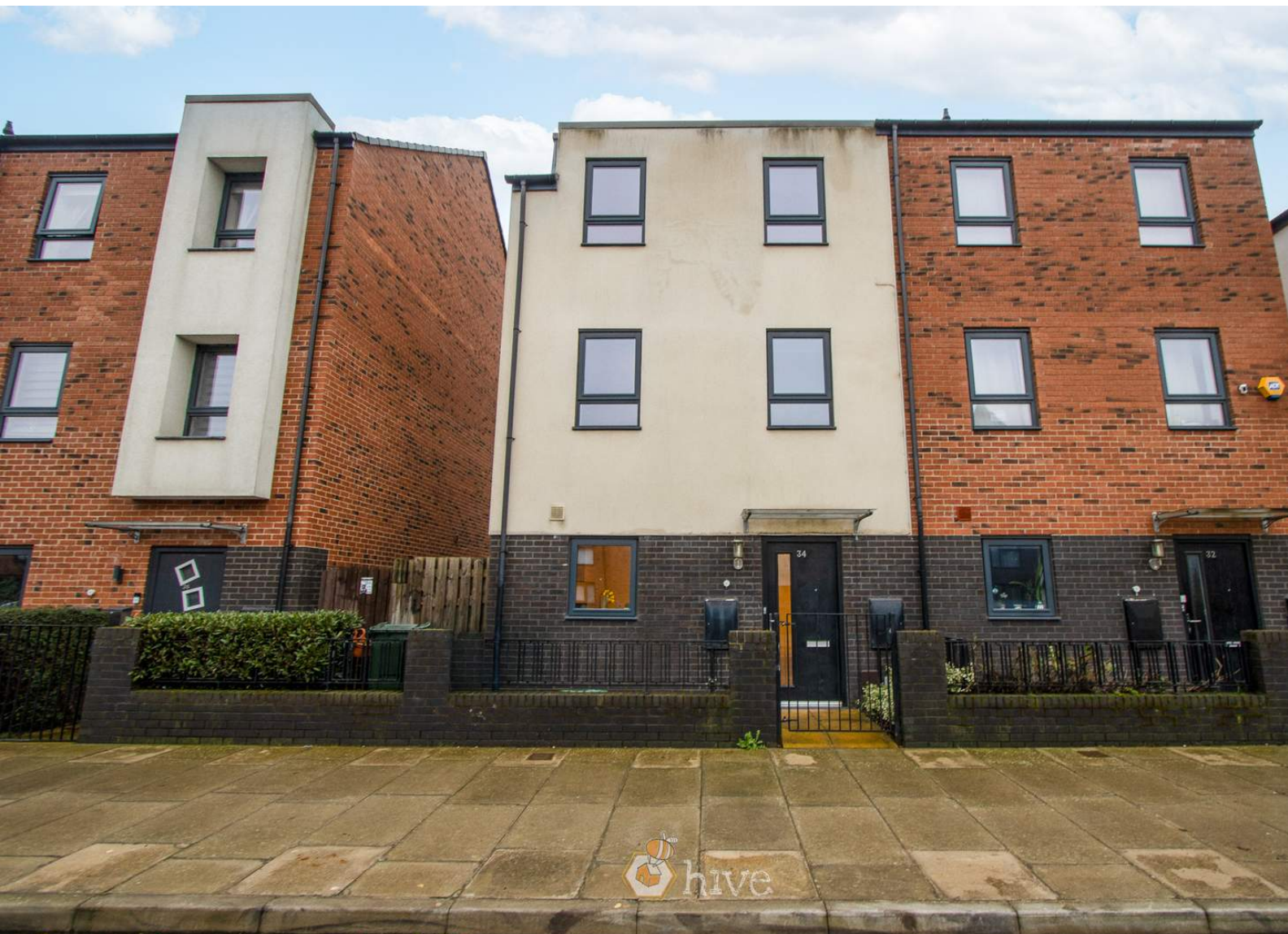


**4 Bedroom(s), Town House, To be Advised**

**Woodfield Way, Balby, Doncaster.**



- 3D Virtual Tour Available
- Four Bedroom Three Storey Town House
- Spacious Lounge
- Family Bathroom
- Rear Enclosed Garden

- No Chain
- Modern Kitchen Diner
- Ground Floor W/C
- En Suite to Master
- Garage and Parking to the Rear

**£250,000**  
**For Sale**

*Book your viewing today* Tel: 01302 247754



## Owner's View

Offered with no onward chain, this well-presented four-bedroom townhouse is located on the popular Woodfield Way in Balby, Doncaster, providing modern, versatile accommodation ideal for families and professionals alike. The ground floor comprises a welcoming entrance hall, contemporary kitchen diner with ample space for dining, a convenient ground floor W/C, and a spacious lounge with access through to the rear enclosed garden, perfect for entertaining and family use. To the first floor is two well-proportioned bedrooms and a modern family bathroom. The second floor is dedicated to the impressive master bedroom with en suite shower room, along with a further bedroom, creating a private and comfortable top-floor retreat. Externally, the property benefits from a low-maintenance enclosed rear garden, along with a garage and parking to the rear, providing practical off-street parking. Situated within easy reach of local amenities, schools, transport links and Doncaster town centre, this modern home combines style, space and convenience.

## Ground Floor

### Floor Plan



FLOOR 1

GROSS INTERNAL AREA  
FLOOR 1: 93 sqm, FLOOR 2: 43 sqm  
TOTAL: 136 sqm  
SIZES AND CAPACITIES ARE APPROXIMATE, ACTUAL MAY VARY



### Entry



### Kitchen Diner



### Lounge







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W/C



First Floor

Floor Plan



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1: 35 m<sup>2</sup>, FLOOR 2: 43 m<sup>2</sup>  
FLOOR 3: 45 m<sup>2</sup>, TOTAL: 123 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, NOT TO SCALE

Matterport

Bedroom



Bedroom



Family Bathroom



Second Floor

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.



## Floor Plan

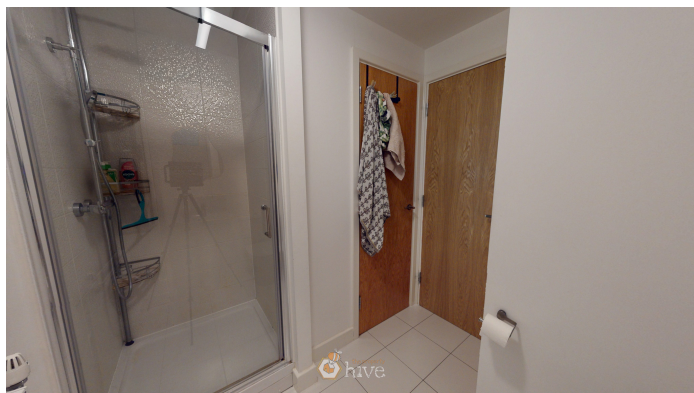
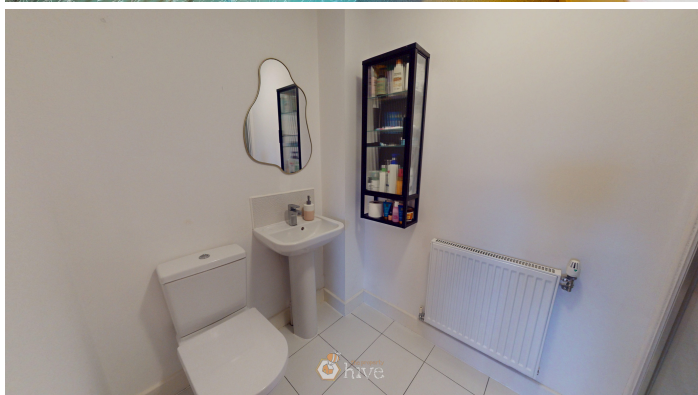


FLOOR 3

GROSS INTERNAL AREA  
FLOOR 1: 138 sqm, FLOOR 2: 43 sqm  
FLOOR 3: 45 sqm, TOTAL: 226 sqm  
SCOTS AND CONSTRUCTION AND DEVELOPMENT, PART 1987



## Master Bedroom & En Suite



## Bedroom



## Externals

## Front Aspect





## Rear Garden



## Property Information

Council Tax Band - C

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter -

Tenure -

Solar Panels -

Space Heating System -

Approximate Heating System Installation Date -

Water Heating System -

Approximate Water Heating Installation Date -

Boiler Location -

Approximate Electrical System Installation Date -

Permanent Loft Ladder -

Loft Insulation -

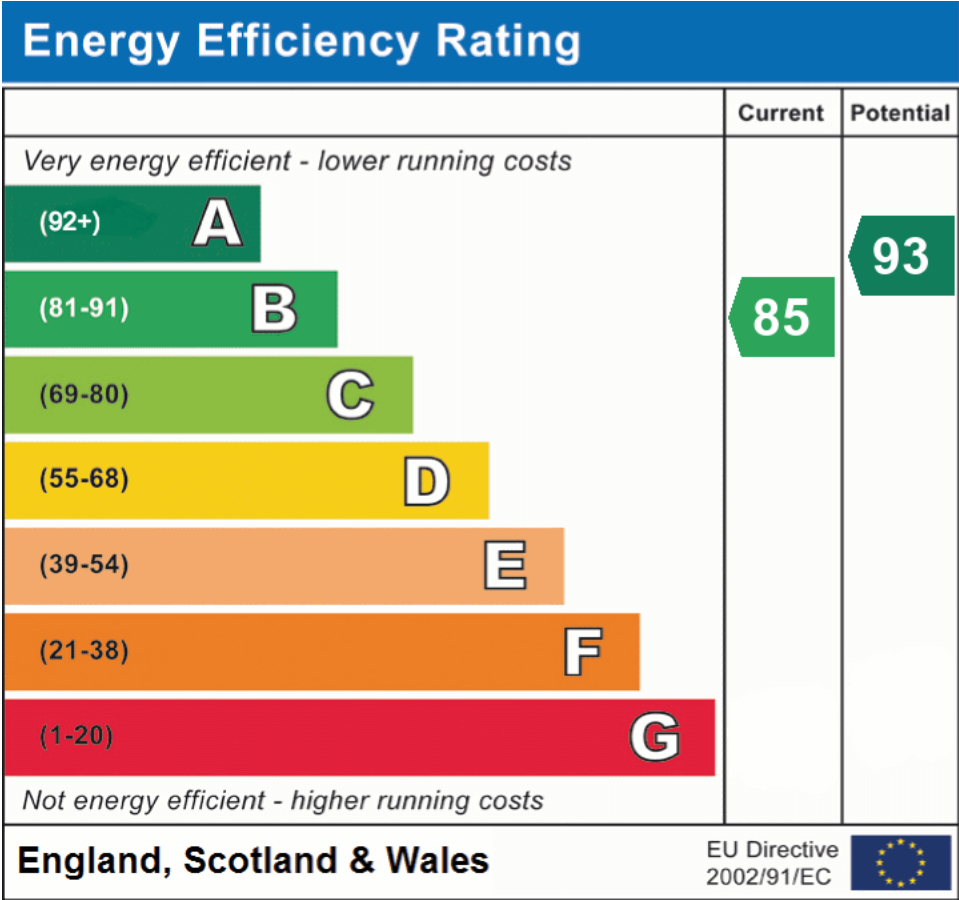
Loft Boarded out -

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## 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.