

**4 Bedroom(s), Detached House, Freehold**

**Whisperwood Drive, Balby, Doncaster.**



- 3D Virtual Tour Available
- Four Bedroom Detached Family Home
- Fitted Kitchen
- Modern Family Bathroom and Ground Floor W/C
- Rear Enclosed Garden

- No Chain
- Two Reception Rooms
- Conservatory
- En Suite to Master
- Driveway and Garage

**£300,000**  
**For Sale**

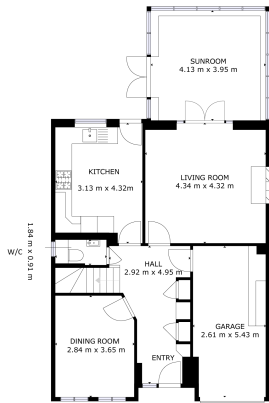
*Book your viewing today* Tel: 01302 247754



We have enjoyed living in this accommodation. We spent a considerable amount of time planning to modernise the kitchen, bathroom, en- suite and downstairs cloak room, installing quality products. All Bedrooms have been updated with fitted furniture to create a wide range of storage solutions. All the front windows, doors and facia have been replaced. Within a short distance from the house, we could walk to the local shops and a short drive to 2 major super markets . In addition we could quickly get to the major road networks.

## Ground Floor

## Floor Plan



FLOOR 1

GROSS INTERNAL AREA  
FLOOR 1: 75 m<sup>2</sup>, FLOOR 2: 64 m<sup>2</sup>  
EXCLUDED AREAS: GARAGE: 14 m<sup>2</sup>  
TOTAL: 139 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



## Entry



## Kitchen



## Lounge



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.



## Dining Room



## Conservatory

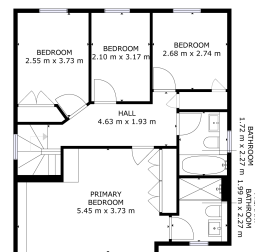


## W/C



## First Floor

### Floor Plan



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1: 75 m<sup>2</sup>, FLOOR 2: 64 m<sup>2</sup>  
 EXCLUDED AREAS: GARAGE: 14 m<sup>2</sup>  
 TOTAL: 129 m<sup>2</sup>

Matterport

## Master Bedroom & En Suite





## Bedroom



## Bedroom



## Bedroom



## Family Bathroom



## Externals



**Front Aspect**



**Rear Garden**



**Garage**



## Property Information

Council Tax Band - D

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 - 11/6/2017

Water Heating System - Gas Boiler (Hot Water Tank)

Approximate Water Heating Installation Date - 9/24/1999

Boiler Location - Inside the garage

Approximate Electrical System Installation Date - 9/24/1999

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.



## Energy Performance Certificate

