

3 Bedroom(s), Detached House, Freehold

Pegasus Way, Balby, Doncaster. DN4.



- 3D Virtual Tour Available
- Spacious L Shaped Property with Corner Plot
- Three Well-Proportioned Bedrooms
- Three Parking Spaces
- Lounge with Patio Doors

- Detached Family Home in a Sought After Location
- Modern and Contemporary Breakfast Kitchen Diner
- En Suite to Master Bedroom
- Rear Enclosed Garden
- Downstairs W/C

**Offers Over
£270,000
For Sale**

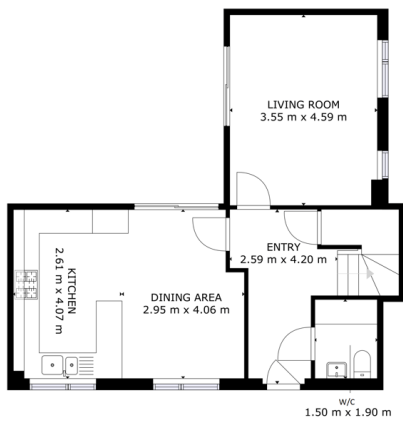
Book your viewing today Tel: 01302 247754

Owner's View

I have loved my house since the moment I reserved it off-plan. If I could pick it up and take it with me I would. I love that it's so peaceful here, where you can hear the birds and the owls all the time. It's convenient for local supermarkets with Tesco and Morrison's within walking distance. It has great access to the motorways and to the Great Yorkshire Way, making it easy to get to where you want to be.

Ground Floor

Floor Plan



Matterport

Breakfast Kitchen/Diner



Lounge

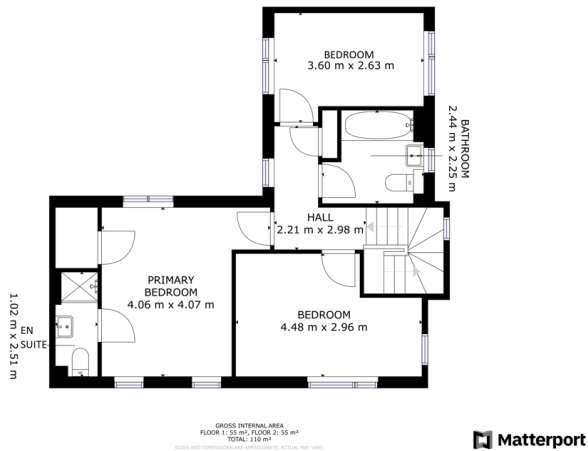


W/C

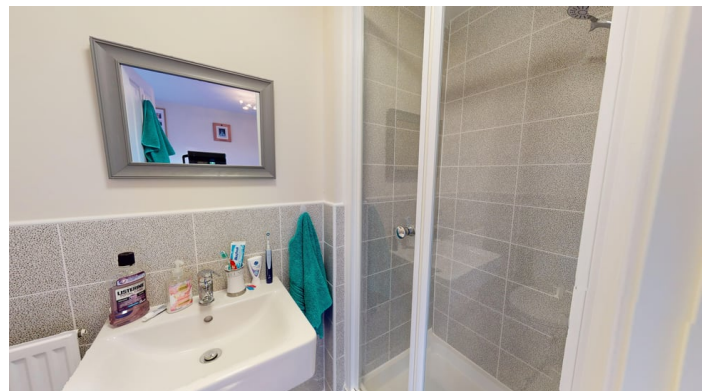


First Floor

Floor Plan



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



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.

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators

Approximate Heating System Installation Date - 7/1/2015

Water Heating System - Gas boiler (Combi)

Approximate Water Heating Installation Date - 7/1/2015

Boiler Location - Kitchen

Approximate Electrical System Installation Date - 7/1/2015

Permanent Loft Ladder - No

Loft Insulation - Yes

Loft Boarded out - No

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

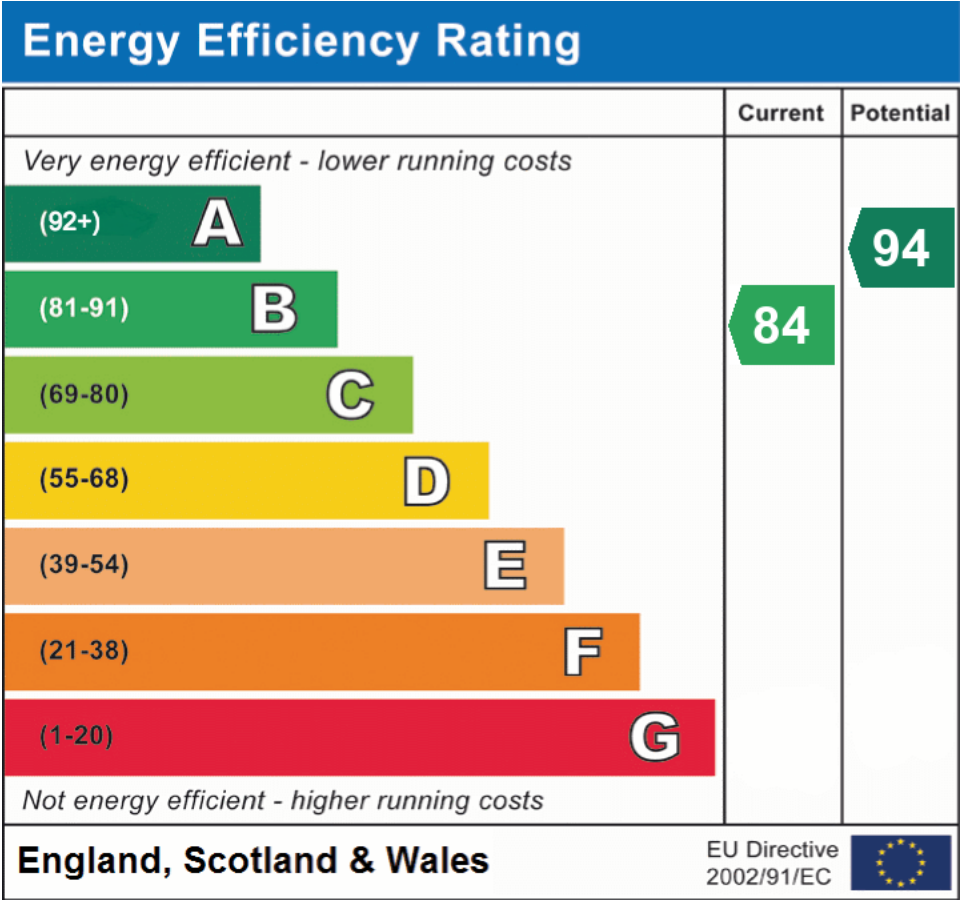
Are you aware of any restrictions on the use of the property which would impact a buyer's general use of the property or land? For example, conservation area, listed building, rights of access, restricted covenants, etc. - No

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

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.