

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

**Aintree Drive, Balby, Doncaster.**



- 3D Virtual Tour Available
- Spacious Rear Garden
- Sizeable Open Plan Kitchen Diner and Family Room
- Ground Floor W/C
- Local Amenities, Schools and Transport Links

- Four Bedroom Detached Family Home with Two Storey Extension
- Driveway and Garage
- Separate Lounge
- Family Bathroom, En Suite to Master and Jack and Jill Bathroom
- Popular Area

**£435,000**  
**For Sale**

*Book your viewing today* Tel: 01302 247754

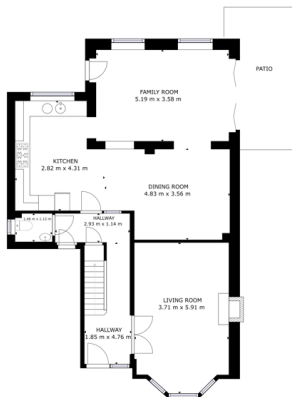


## Owner's View

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



Lounge

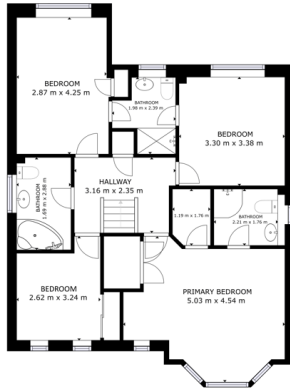


## Kitchen Diner





## Floor Plan



## Bedroom



## Jack and Jill Bathroom



## Master Bedroom & En Suite



## Bedroom



## Family Bathroom

## Bedroom



## Externals

### Front Aspect



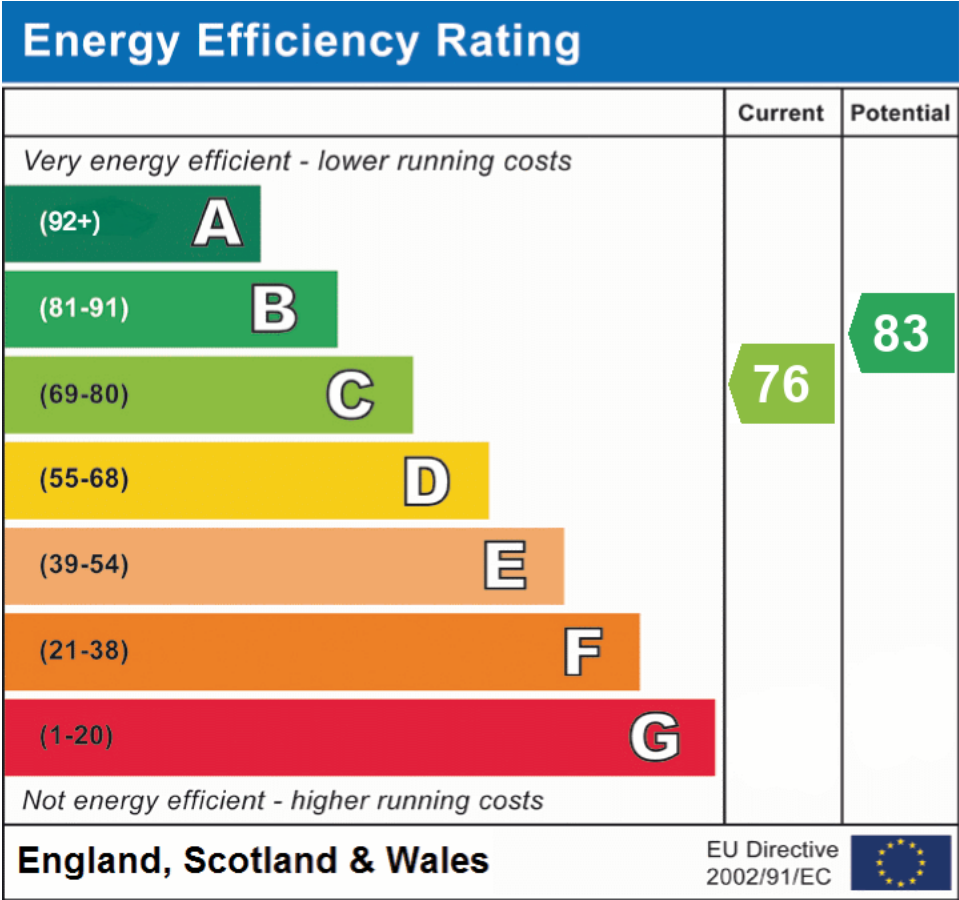
verified by prospective buyers or tenants before agreeing an offer. All measurements provided are approximate and should be verified before exchange of contracts. No appliances, fixtures or fittings have been tested and should be checked by the buyer before exchange of contracts to ensure they are in good working order.

### Rear Garden





## 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.