

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

**Cedar Road, Balby.**



- 3D Virtual Tour Available
- Kitchen
- Ground Floor Toilet
- Family Bathroom
- Gardens to both Front and Rear

- Detached Family Home
- Three Separate Reception Rooms
- Four Double Bedrooms
- Integral Garage
- Driveway Allowing for Off Road Parking

**£249,500**  
**For Sale**

*Book your viewing today* Tel: 01302 247754

## Owner's View

Nestled in a serene neighbourhood, this exquisite 4-bedroom detached house offers an ideal blend of comfort and convenience. As you step through the inviting entrance, you're greeted by a sense of spaciousness that characterizes each room. The expansive layout provides ample room for both relaxation and entertainment, ensuring that every family member finds their own haven within its walls. Adjacent lies the cosy living area, adorned with natural light streaming in through large windows, creating a warm ambiance for gatherings or quiet evenings by the fireplace. Conveniently located with easy access to the A1, commuting is a breeze, while nearby amenities such as the cricket ground, leisure centre, shops, and parks ensure that leisure activities are always within reach. In summary, this property presents a rare opportunity to embrace a lifestyle of comfort, convenience, and leisure, making it the perfect place to call home.

## Ground Floor

### Floor Plan



Matterport

### Lounge



Bright and welcoming family living area neutrally decorated with a window overlooking the front of the home. Centrally positioned to the room and forming a focal is a gas fire with a decorative surround. A door leads into the kitchen.

### Kitchen



Practical yet functional kitchen fitted with a range of wooden effect wall, base and glass display units with worktops above to compliment the finish incorporating a useful breakfast bar and a stainless steel sink unit and drainer. Built in appliances include a range-style cooker and dishwasher. A door leads into the conservatory and second reception room.

### Second Reception Room



A multifunctional room located at the rear of the home with a door leading into the garage and ground floor toilet.

### Conservatory



Offering an additional reception room to relax and unwind whilst

offering views over the garden. Patio doors open out onto a paved patio area to entertain in the summer months.

## Ground Floor Toilet



Useful ground floor toilet comprising of a toilet and wash hand basin.

## First Floor

### Floor Plan

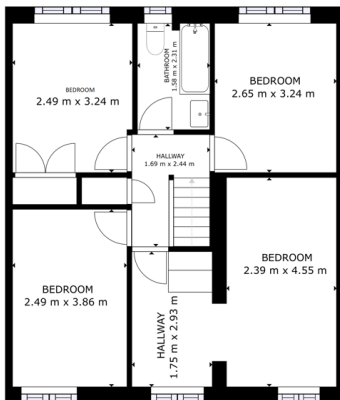


FIGURE 1

DEVELOPER'S AREA  
FLOOR 1 (GROUND FLOOR) - 1304 sq ft  
PROCESSED BY: 01/01/2024 10:00:00 AM  
BASED ON: 01/01/2024 10:00:00 AM

Matterport

### Bedroom One



Bedroom one is located at the front of the home and benefits from a walk-in dressing room with plenty of space for bedroom furniture.



### Bedroom Two



Bedroom two is found to the front of the property and is a room of double proportions.

### Bedroom Three



The third double bedroom is found to the rear of the home and fitted with built-in wardrobes.

## Bedroom Four



Bedroom four is a double room located at the back of the home.

## Bathroom



Fully tiled bathroom suite comprising of a bath with shower above, toilet and wash hand basin.

## Exterior

### Front Garden



Block paved driveway offering plenty of parking leading to a single integral garage. Borders to the side are stocked with a range of shrubs and plants.

## Rear Garden



Enclosed rear garden which is mainly lawned with a raised decked entertainment area to enjoy in the summer months.

## Integral Garage

Offering power, lighting and useful storage.

## Property Information

Council Tax Band - C

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Average Annual Electricity Bills - £1200

Average Annual Gas Bills - £700

Average Annual Water Bills - £400

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators (Combi)

Approximate Heating System Installation Date -

Water Heating System - Gas combi boiler

Approximate Water Heating Installation Date -

Boiler Location - Garage

Approximate Electrical System Installation Date -

Approximate Electrical System Test Date -

Fires/Heaters - Gas

Permanent Loft Ladder - No

Loft Insulation - Yes

Loft Boarded out - Yes



# We make it happen.

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## Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>79</b>
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 