



9 Orion Way, Balby, Doncaster, DN4 8AE

**Asking Price £300,000**

Introducing this fantastic 4-bedroom detached property. This property offers a comfortable and contemporary living experience. As you step inside, you are welcomed by an inviting entrance hall with a front door, a guest cloakroom W.C. and a staircase leading to the upper floor. The lounge is a delightful space front facing double glazed windows providing a bright and airy living space. The dining kitchen is a standout feature of this property, boasting a modern design with a range of wall and base units, along with fitted appliances such as a fridge freezer, dishwasher, and washing machine and patio doors leading to the garden which allows the natural light to flow. A utility room, leading through from the kitchen/diner. Moving to the first floor, the landing provides access to four bedrooms, three of which are generously sized doubles. The master bedroom, in particular, offers ample space and comes complete with an en suite shower room for added convenience and privacy. Additionally, there is a built-in cupboard on the landing, providing extra storage options. Externally, the property is located at the end of a private road on this much desired estate. The enclosed garden offering a great space for entertaining both family and friends, to the front of the property there is ample off street parking for several vehicles. An internal inspection is highly advised to truly appreciate everything this wonderful property has to offer.

## **Entrance**

An impressive entrance to the property with wood effect flooring. Housing the downstairs WC with access to the Lounge and kitchen diner and stairs to the first floor landing.

## **Cloakroom 5'2" x 6'2" (1.60 x 1.90)**

With WC and wash hand basin with neutral tiled flooring.

## **Lounge 10'5" x 15'4" (3.20 x 4.69)**

A light and airy dual aspect Lounge providing the perfect retreat for all the family.

## **Kitchen/Diner 20'4" x 10'5" (6.20 x 3.20)**

With modern wall and base unit, space for a large dining table and French doors to the large rear garden. This is truly a perfect space for entertaining friends and family. Neutral tiled floor and access to the utility room.

## **Utility room 10'6" x 5'10" (3.22 x 1.80)**

With wall and base units, wash hand basin and rear access door to the garden.

## **Landing**

The beautiful galleried landing has tonnes of natural light!! Providing access to all 4 Bedrooms and Family bathroom.

## **Main Bedroom 13'1" x 10'9" (4.00 x 3.29)**

A neutrally decorated double bedroom with access to the Ensuite

## **Ensuite 9'8" x 3'11" (2.95 x 1.20)**

With modern and stylish fittings! Comprising of shower cubicle, WC and wash hand basin.

## **Bedroom Two 13'1" x 11'9" (4.00 x 3.60)**

A stylish good sized rear facing double bedroom, perfect as a guest bedroom or for family!

## **Bedroom Three 10'6" x 14'1" (3.22 x 4.30)**

Another well proportioned double bedroom

## **Bedroom Four 10'6" x 11'9" (3.22 x 3.59)**

A generous double bedroom with modern sliding fitted wardrobes- perfect storage!

## **Family Bathroom 6'10" x 7'2" (2.10 x 2.20)**

A contemporary neutral family bathroom with Bath and overhead shower, WC and wash hand basin with tiled walls and floors.

## **Outside**

A fantastic entertaining space for all the family. This larger than usual garden is mainly laid to lawn with a feature pond! To the front of the property there is parking available for several cars and access to the garage.

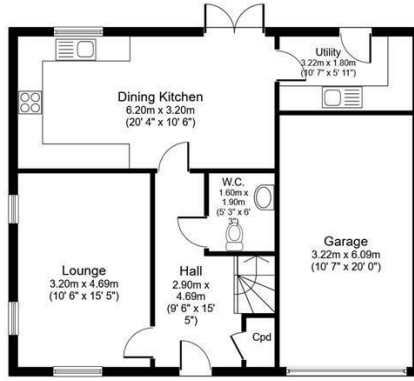
## **Material Information**

Doncaster Council

Tax Band D

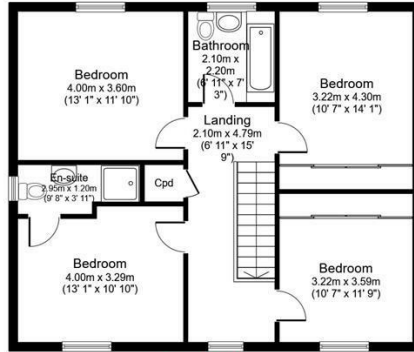
Free Hold

# Floor Plan



## Ground Floor

Floor area 55.5 sq.m. (598 sq.ft.) approx (Excluding Garage)



## First Floor

Floor area 76.1 sq.m. (819 sq.ft.) approx

9, Orion Way, Balby, DONCASTER, DN4 8AE NOT TO SCALE For layout guidance only

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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