



85 Wellingley Road

Balby, Doncaster, DN4 8TD

£215,000

This stylish four-bedroom family home is situated in the sought-after Woodfield Plantation and offers spacious, well-planned accommodation arranged over three floors. The ground floor comprises an entrance hall with storage and a downstairs WC, a front-facing sitting and dining room, and a modern kitchen with space for dining and French doors opening onto the rear garden. On the first floor, there is a generous front-facing lounge and a fourth bedroom, which benefits from an en-suite shower room. The second floor features a master bedroom with fitted wardrobes and its own en-suite, two further bedrooms, and a family bathroom. Externally, the property enjoys an open-plan lawned frontage and an enclosed rear garden, along with access to a garage located to the rear via Crofters Court.

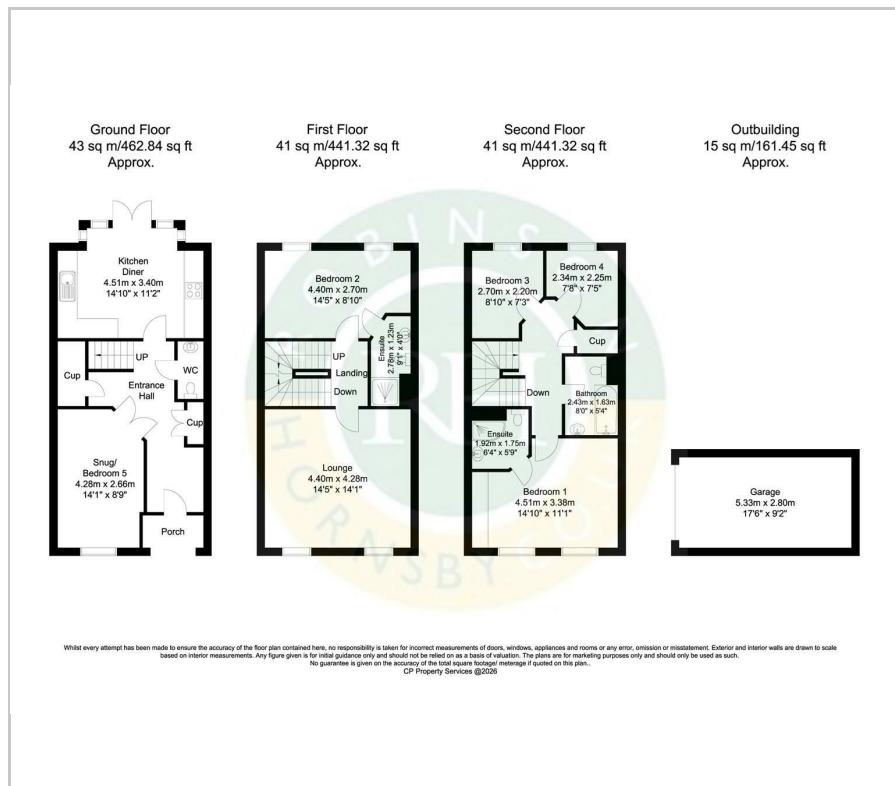
- Four well-proportioned bedrooms, two with en-suite bathrooms
- Two spacious reception rooms, ideal for family living and entertaining
- Modern kitchen with space for dining and French doors opening onto the rear garden
- Contemporary family bathroom
- Master bedroom with fitted wardrobes
- Convenient ground floor WC and under-stairs storage
- Front lawn and enclosed rear garden with artificial grass, perfect for outdoor entertaining
- Garage with driveway to the rear of the property
- Located in the highly sought-after Woodfield Plantation
- Viewing highly recommended

Viewing

Please contact our Office on 01302 751616 if you wish to arrange a viewing appointment for this property or require further information.



Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	88	
(81-91)	B	79	
(68-80)	C		
(55-68)	D		
(38-54)	E		
(21-38)	F		
(1-20)	G		

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

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