



## 12 Rydal Court

Balby, Doncaster, DN4 9GB

**Offers Around £295,000**

Occupying an enviable corner cul de sac position on this popular modern development is this beautifully presented four bedroom detached house which has been renovated throughout by the current vendor. The property in brief comprises; entrance porch, hallway, cloaks/WC, lounge, stunning open plan kitchen/dining room with a range of integrated appliances, utility room, master bedroom with luxury ensuite shower room, three further good sized bedrooms and contemporary family bathroom. Outside; double width driveway and integral garage and private rear enclosed garden. Ideally located close to amenities, reputable schools and motorway connections this fantastic family home must be viewed to be appreciated.

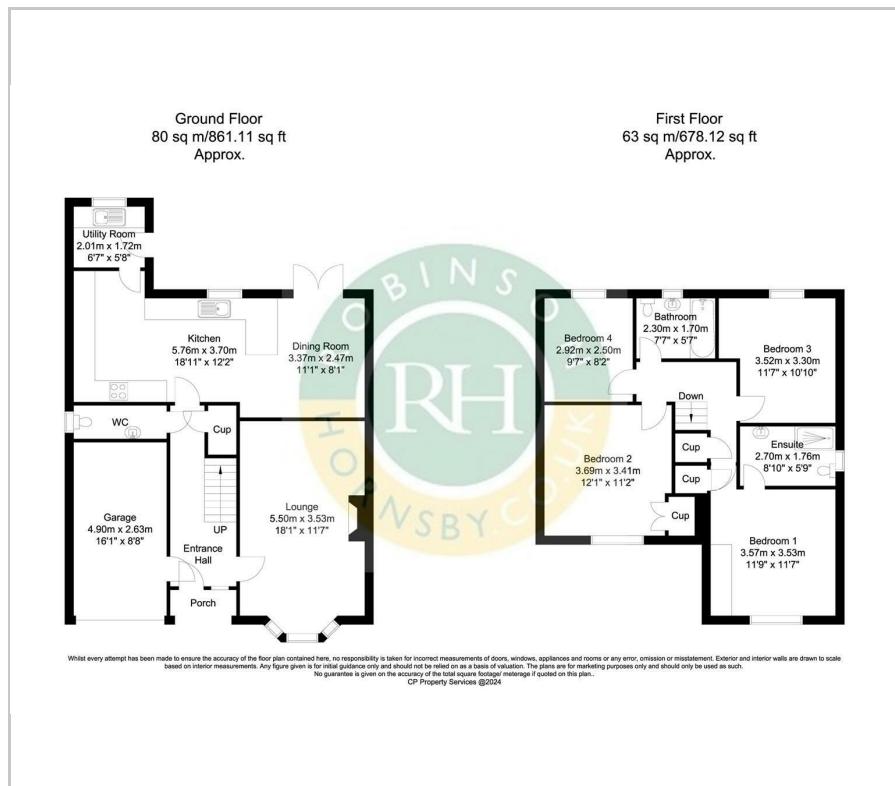
- Detached house
- Four good sized bedrooms
- Stunning open plan kitchen/dining room
- Utility room
- Luxury ensuite to master bedroom
- Contemporary family bathroom
- Recently renovated throughout
- Enviable corner plot
- Beautifully presented throughout
- Must be viewed

### Viewing

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



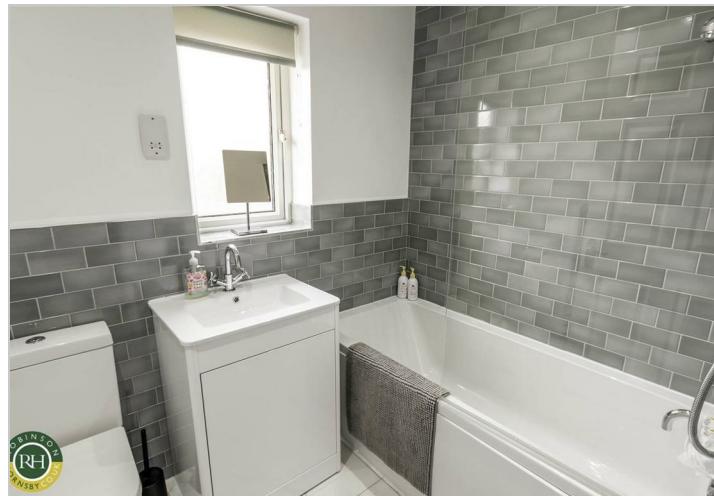
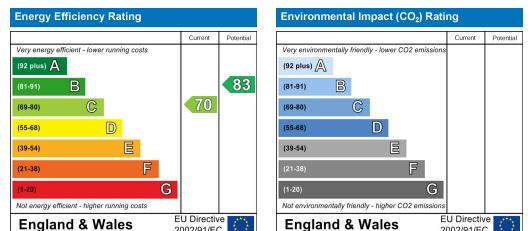
## Floor Plan



## Area Map



## Energy Efficiency Graph



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