



60 High Street
Dunsville DN7 4BX

Offers Around £250,000

FREEHOLD

Generous sized THREE bedroom DETACHED dormer bungalow. Spacious lounge/diner and kitchen/diner. UPVC conservatory. Two bathrooms. Long driveway and 6m brick garage. New gas boiler 2023. Private larger than average garden. Private side road of only 3 properties. NO UPWARD CHAIN INVOLVED.



- THREE BEDROOM DETACHED DORMER BUNGALOW • Deceptively spacious accommodation • Large lounge/diner, Kitchen/Diner

ENTRANCE HALL

Side UPVC double glazed entrance door with adjoining double glazed window. Doors off to all rooms. Spindle balustrade staircase leading to the first floor with useful understairs storage. Radiator.

LOUNGE/DINER

24'5" x 10'9"

Two front and one side facing UPVC double glazed windows. Reconstituted stone fireplace with tiled hearth to a coal effect electric fire. Two radiators.

KITCHEN/DINER

18'2" x 8'7"

Two side facing UPVC double glazed windows and rear UPVC double glazed entrance door leading into the utility area. Fitted with a range of oak effect wall and base units incorporating a sink and drainer with splashback tiling. Integrated four ring gas hob with electric oven and grill. Space for under counter fridge. Radiator.

'L' SHAPED CONSERVATORY/UTILITY

Divided as follows

UTILITY AREA

10'4" x 4'7"

Rear and side facing UPVC double glazed windows and rear UPVC double glazed entrance door. Space and plumbing for washing machine and dryer. Built-in wooden storage cupboards. Open access into the conservatory.

CONSERVATORY AREA

15'5" x 9'8"

Side and rear facing UPVC double glazed windows and rear French doors.

BEDROOM TWO

11'7" x 10'9"

Rear facing UPVC double glazed window. Fitted with built in sliding door wardrobes plus wardrobes, drawers and display shelves to both sides of the bed area with storage cupboards above. Radiator.

BEDROOM THREE

11'11" x 10'5"

Side facing UPVC double glazed window. Built-in sliding door wardrobes. Radiator.



- Conservatory with utility area
- Shower room and en-suite
- Gas central heating (New boiler 2023)
- UPVC double glazed
- Driveway, Brick Garage
- Generous sized gardens
- NO UPWARD CHAIN

SHOWER ROOM

6'8" x 6'9"

Rear facing UPVC double glazed window. Fitted with a modern white suite comprising of a tiled corner shower cubicle with electric shower, vanity wash hand basin and w.c. Tiled walls. Chrome towel radiator.

LANDING

Spindle balustrade to the staircase. Side facing skylight window. Radiator. Door into the main bedroom one.

BEDROOM ONE

14'4" x 12'11"

Rear facing UPVC double glazed windows. Built-in wardrobes to one wall. Two radiators. Useful built-in storage cupboard. Door into the en-suite shower room.

EN-SUITE SHOWER ROOM

8'7" x 3'11"

Fitted with a tiled shower cubicle with electric shower, vanity wash hand basin and w.c. Tiled walls. Radiator. Door into a large walk-in cupboard.

WALK-IN STORAGE CUPBOARD

12'10" x 5'6"

Wall mounted gas combi central heating boiler (new 2023).

Built-in storage shelves.

OUTSIDE

The property is set behind a brick boundary wall with gravelled front garden for ease of maintenance and a block paved driveway which continues to the side and provides ample off road parking. The driveway continues through a set of timber gates which then leads to the garage and further parking.

BRICK DETACHED GARAGE

20'2" x 10'3"

Front up and over access door. Side and rear facing UPVC double glazed windows. Side pedestrian access door. Electric light and power installed.

The rear garden is private and a good size, which has been gravelled for ease of maintenance with fenced boundaries, two paved seating areas and a timber garden shed.

NO UPWARD CHAIN INVOLVED







Additional Information

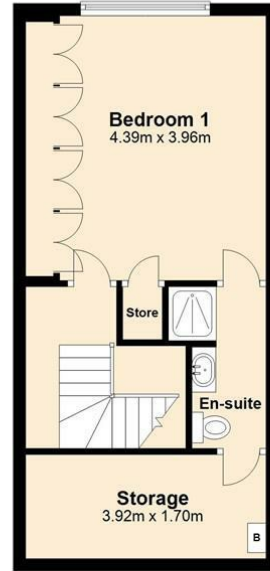
Local Authority - Doncaster
Council Tax - Band
Viewings - By Appointment Only

Tenure - Freehold

Ground Floor



First Floor



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | 81 |
| (69-80) C | | | |
| (55-68) D | | 58 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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