



77a South End
Thorne DN8 5QP

Offers Around £300,000

FREEHOLD

Stunning THREE DOUBLE bedroom detached bungalow immaculately presented throughout. Viewing essential to appreciate the deceptive size. Extensively renovated throughout. Highly sought after location. Bifold doors to the breakfast kitchen. Four piece bathroom. Bar/utility. Large lounge/dining room. Private rear gardens.



- **THREE DOUBLE BEDROOM DETACHED BUNGALOW** • Spacious lounge/dining room • Modern fitted kitchen with bifold doors

OPEN PORCH

ENTRANCE HALL

Front UPVC double glazed entrance door with adjoining side panel window. Generous sized with feature panelled walls. Radiator. Laminate floor. Doors off to all rooms. Loft access point with pull down ladders to boarded loft with lighting also housing the gas combi central heating boiler.

LOUNGE/DINING ROOM

21'11" x 12'1"

Large front facing UPVC double glazed bow window. High level T.V point. Three feature pendant lights to the dining area. Radiator. Glazed double doors with adjoining glazed panels leading into the kitchen.

KITCHEN/BREAKFAST ROOM

13'4" x 13'2"

Rear facing double glazed bi-fold doors. Fitted with an extensive range of white high gloss handleless wall and base units with black granite effect worksurfaces and matching upstands. Matching split level central island and seating area and stainless steel sink. Integrated five ring gas hob with decorative tiled splash back and extractor hood above. Two integrated 'Neff' electric ovens. Integrated and concealed tall

fridge and dishwasher. Contemporary radiator. Inset ceiling spotlights. Tiled floor. Door into the bar area/utility room.

BAR AREA / UTILITY ROOM

9'0" x 7'11"

Rear facing UPVC double glazed entrance door and rear UPVC double glazed window. Fitted with a stainless steel worktop and sink with space and plumbing for washing machine below. Stainless steel shelving and commercial sliding door drinks fridge (available subject to negotiation). Laminate floor. Radiator. Door into the storage room.

STORAGE ROOM

8'6" x 7'11"

This room and the bar/utility room was originally the garage. Front roller shutter door. Electric lighting and power. Space for freezer.

BEDROOM ONE

14'10" x 12'2"

Large front facing UPVC double glazed bow window. Radiator. Feature panelled wall to the bed area with pendant lighting to both sides with dimmer switches. Radiator.

BEDROOM TWO

13'6" x 10'11"

Rear facing UPVC double glazed window. Radiator.



- Immaculately presented throughout
- UPVC double glazed
- Gas central heating
- Four piece modern bathroom suite
- Private and walled rear garden
- Viewing Essential to appreciate

BEDROOM THREE

11'1" x 9'6"

Rear facing UPVC double glazed window. Radiator.

BATHROOM

9'6" x 7'8"

Rear facing UPVC double glazed window. Fitted with a white suite comprising of a feature free standing bath with central waterfall tap and a vanity wash hand basin with storage and concealed cistern w.c. Glazed and tiled shower cubicle with mains shower and ceiling mounted rainfall head with additional hand held shower attachment. Motion sensor low level lighting around the shower. Tiled walls and floor. Inset ceiling spotlights. Chrome towel radiator.

OUTSIDE

There is an open plan block paved frontage with driveway providing off road parking. A block paved path continues to the right hand side of the bungalow leading through a wrought iron and timber gate into the rear garden.

The rear garden is particularly private and secure with high walled boundaries to all sides. The garden has been laid out to create a perfect entertaining space with a generous sized indian sandstone paved patio with paths leading to a pergola

which currently houses a barbecue. There is an artificial lawn and raised planted beds and also a hot tub (available through negotiation) and a timber bar area. An outside coldwater tap is fitted.

INFORMATION

There is feature recessed downlights to the soffits to the front and rear of the bungalow with additional floodlights to the rear garden. There is an alarm and CCTV system installed.





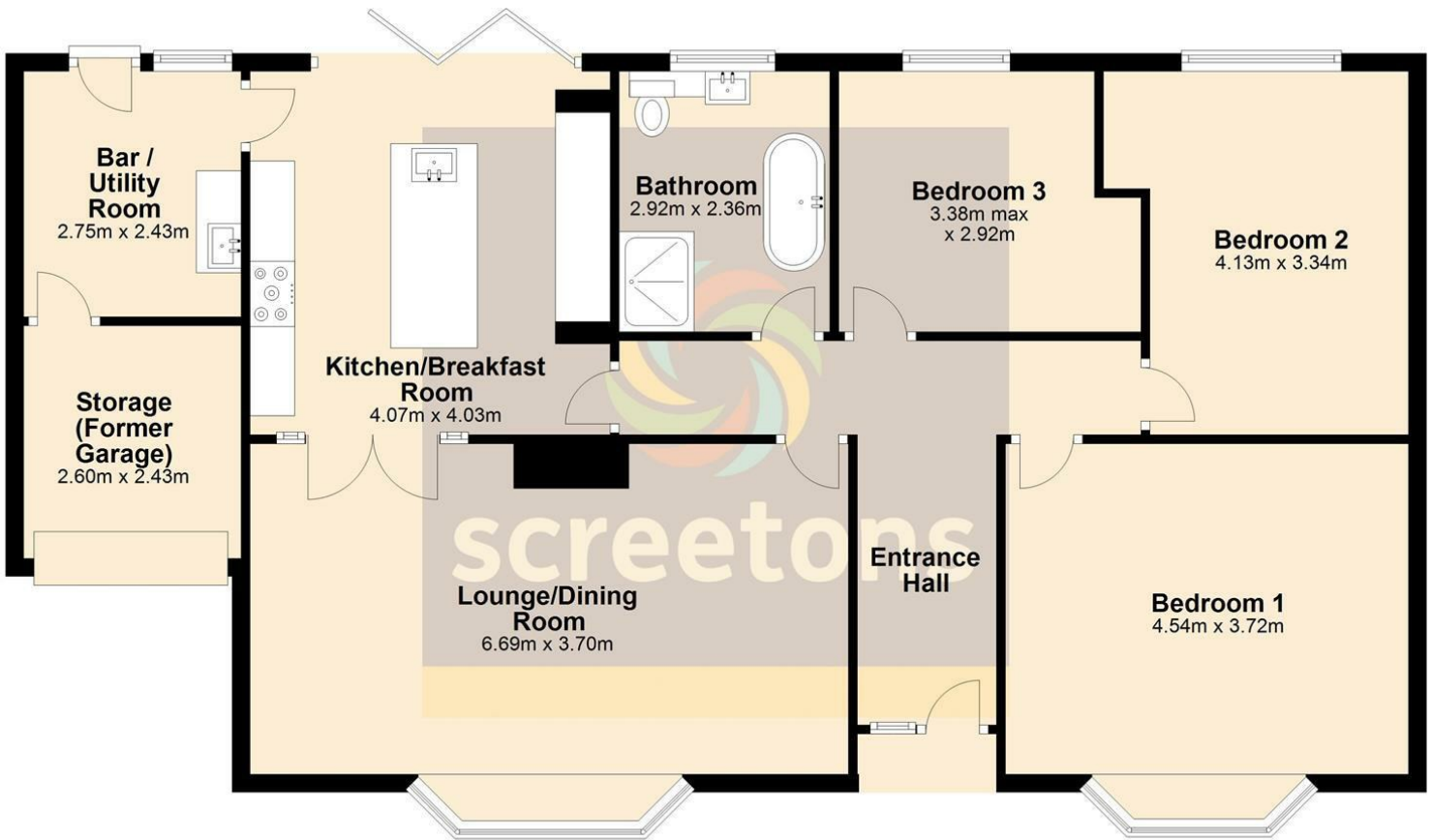


Additional Information

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

Tenure - Freehold

Floor Plan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	73	
(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

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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