



## 33 Canal View Thorne DN8 5GD

Offers Around £270,000

**FREEHOLD**

**VIEWING ESSENTIAL** - Set within this sought after small estate is this FOUR bedroom, TWO bathroom detached house with brick garage. Modern fitted kitchen and utility room. Double aspect lounge plus dining room. Newly fitted bathroom and en-suite. Long driveway. Perfect family home.



- FOUR BEDROOM DETACHED HOUSE • Sought after small estate • Double aspect lounge, Dining room • Modern fitted kitchen and utility room

## OPEN PORCH

## ENTRANCE HALL

Front UPVC double glazed entrance door. Staircase leading to the first floor. Doors into the lounge, dining and w.c. Laminate floor. Radiator.

## LOUNGE

20'6" x 9'11"

Front facing UPVC double glazed window and rear facing UPVC double glazed French doors. Feature timber fireplace with cream granite hearth and inset to an open grate. Laminate floor. Radiator.

## W.C

5'9" x 2'11"

Fitted with a white w.c. and wash hand basin. Laminate floor. Radiator.

## DINING ROOM

9'10" x 9'10"

Front facing UPVC double glazed window. Laminate floor. Radiator.

## KITCHEN

10'3" x 9'10"

Rear facing UPVC double glazed window. Fitted with modern white shaker style wall and base units with timber effect laminate worksurfaces incorporating a sink and drainer. Undercabinet lighting. Integrated electric four ring hob with glass splash back and extractor hood above. Integrated electric oven, grill and dishwasher. Laminate floor. Radiator. Door through to the utility room.

## UTILITY ROOM

8'6" x 6'2"

Rear facing UPVC double glazed entrance door. Fitted with modern white shaker style units with timber effect laminate work surface incorporating a stainless steel sink. Built-in fridge freezer and concealed wall mounted gas combi boiler. Space and plumbing for washing machine. Laminate floor. Radiator. Ample space for coats and shoes.

## LANDING

Spindle balustrade to the staircase. Loft access. Doors off to all rooms.



- Modern bathroom and en-suite
- UPVC double glazed
- Gas central heating
- Generous sized plot, Long Driveway
- Detached brick garage
- VIEWING ESSENTIAL

### MASTER BEDROOM

11'7" x 10'2"

Front facing UPVC double glazed window. Fitted with a range of built-in wardrobes, over bed cabinets, bedside cabinets and dressing table. Radiator. Door into the en-suite shower room.

### EN-SUITE SHOWER ROOM

7'10" x 5'10"

Maximum dimensions. Front facing UPVC double glazed window. Fitted with a newly installed suite comprising of a tiled shower cubicle with mains shower, rainfall head and hand held attachment, vanity wash hand basin and w.c. Tiled walls. Built-in display shelves. Inset ceiling spotlights. Radiator.

### BEDROOM TWO

11'7" x 10'1"

Front facing UPVC double glazed window. Radiator.

### BEDROOM THREE

10'0" x 8'7"

Rear facing UPVC double glazed window. Radiator.

### BEDROOM FOUR

8'7" x 7'6"

Rear facing UPVC double glazed window. Radiator.

### BATHROOM

8'8" x 5'4"

Rear facing UPVC double glazed window. Fitted with a newly installed suite comprising of a panelled bath, tiled shower with mains shower and glass screen, vanity wash hand basin and concealed cistern w.c. Tiled walls and floor. Inset ceiling spotlights. Radiator.

### OUTSIDE

The property stands in a prominent and set back position with a generous sized lawned front garden which then provides a long block paved driveway providing parking for several cars and leading to the garage. There are double metal framed and timber gates leading from the driveway into the rear garden.

### DETACHED BRICK GARAGE

18'4" x 8'11"

Front up and over access door. Electric light and power.

The rear garden is a generous size with lawn, established



shrub borders, two paved patio areas and timber panelled fencing.

An outside cold water tap is fitted.



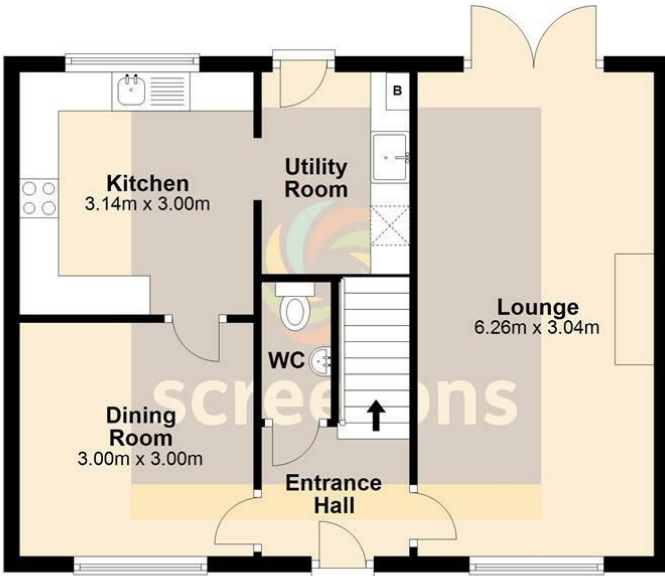


## Additional Information

**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		
(69-80)	C	73	84
(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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