



**11 Edward Court  
Thorne DN8 4LE**

**Offers Over £210,000  
FREEHOLD**

Immaculate and spacious THREE bedroom link detached bungalow. Lounge and dining room. Modern fitted kitchen and shower room. Conservatory. Private gardens and driveway. Former garage with electric door. Small quiet cul-de-sac.



- **THREE BEDROOM LINK DETACHED BUNGALOW** • Lounge, Modern fitted kitchen • Dining room, Conservatory

### ENTRANCE PORCH

Front UPVC double glazed entrance door. Glazed door leading into the entrance lobby.

### ENTRANCE LOBBY

Door into the W.C and lounge. Radiator.

### W.C

4'8" x 4'0"

Fitted with a w.c and wash hand basin.

### LOUNGE

16'11" x 11'3"

Front facing UPVC double glazed bow window. Wall mounted remote control electric fire. Radiator. Door into the inner hallway and door into the kitchen.

### KITCHEN

11'3" x 9'3"

Rear facing UPVC double glazed window. Fitted with a modern range of grey high gloss wall and base units, drawers and pull out storage cupboards with grey laminate worksurfaces (all fitted in 2019). Integrated sink and drainer and four ring gas hob with acrylic splashbacks and extractor hood above. Integrated fridge freezer, electric oven, combi microwave and dishwasher. Plumbing for washing machine. Tiled floor. Inset

ceiling spotlights. Open access into the dining room.

### DINING ROOM

10'0" x 7'10"

Rear facing UPVC double glazed french doors leading into the conservatory. Useful built-in storage cupboard also housing the wall mounted gas combi boiler. Tiled effect laminate floor. Radiator. Door into the attached store.

### CONSERVATORY

12'1" x 7'3"

With tiled roof and UPVC double glazed windows and UPVC double glazed french doors leading into the garden. Tiled effect laminate floor. Inset ceiling spotlights. Radiator.

### INNER HALL

Doors off to all bedrooms and shower room. Useful built-in storage cupboard. Loft access point to the generous sized boarded loft space which runs the full length of the bungalow.

### BEDROOM ONE

12'2" x 9'11"

Rear facing UPVC double glazed window. Built-in wardrobes with sliding mirror doors. Radiator.





- UPVC double glazed
- Gas central heating
- Modern fitted shower room
- Additional W.C
- Store room with electric roller door
- Lawned gardens
- Viewing Essential to appreciate

## BEDROOM TWO

12'6" x 8'7"

Front facing UPVC double glazed window. Built-in wardrobe with sliding mirror doors. Radiator.

## BEDROOM THREE

9'11" x 7'7"

Rear facing UPVC double glazed window. Radiator.

## SHOWER ROOM

9'3" x 6'2" maximum

Front facing UPVC double glazed window. Fitted with a modern suite comprising of a spacious shower tiled shower cubicle with mains shower, vanity wash hand basin with concealed cistern w.c and storage cupboards. Tiled walls and floor. Inset ceiling spotlights. Towel radiator.

## STORE ROOM (FORMER GARAGE)

8'6" x 6'9"

With front remote control electric roller shutter door. Electric light and power. Internal door leading into the dining room.

This store room and the dining room was originally a full sized garage.

## OUTSIDE

There is an open plan lawned front garden with shrub beds

and pathway leading along the front of the bungalow with a tarmac driveway providing car parking plus an outside cold water tap.

The rear garden is lawned with timber panelled fencing, paved patio and an outside cold water tap fitted. There is also a timber garden shed.









## Additional Information

**Local Authority** - Doncaster  
**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		
(81-91)	B		82
(69-80)	C		
(55-68)	D	65	
(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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