



31 St. Michaels Drive
Thorne DN8 5QG

Offers Around £185,000

FREEHOLD

EXTENDED Three bedroom semi-detached with fabulous kitchen/dining/entertaining space. Spacious lounge with media wall. Utility room & ground floor w.c. Extended hall. UPVC double glazed (New 2020). Brick garage & Driveway. Private rear garden. Perfect First Time buy or great family home. Viewing Essential.



- EXTENDED THREE BEDROOM SEMI-DETACHED • Entrance hall, Lounge with media wall • Extended spacious kitchen/dining room

ENTRANCE HALL

Extended entrance hall with front UPVC double glazed window. Feature karndean flooring. Staircase leading to the first floor. Radiator. Door into the lounge.

LOUNGE

14'6" x 13'0"

Front facing UPVC double glazed window. Built-in media wall with extended seating to the side with concealed media storage area. Feature karndean flooring. Radiator. Useful understairs storage cupboard also housing the baxi wall mounted gas combi boiler. Door into the kitchen/dining room.

KITCHEN/DINING ROOM

17'5" x 17'5"

Superb and extended space, ideal for entertaining with side facing UPVC double glazed window and rear facing UPVC double glazed French doors. Fitted with an extensive range of modern white high gloss wall and base units with grey concrete effect laminate worksurfaces which also extend into a useful breakfast bar/study area. Built-in electric oven, grill, four ring hob and newly installed extractor hood with lighting. Built-in sink and drainer with metro style tiled splashbacks. Integrated dishwasher. Ample space for American style fridge freezer. Marble effect tiled floor. Two

contemporary radiators. Inset ceiling spotlights. Door into the utility room.

UTILITY ROOM

5'8" x 5'1"

Side facing UPVC double glazed window. Fitted with matching white high gloss units and grey concrete effect laminate worksurfaces incorporating a sink unit. Space and plumbing for washing machine and space for dryer. Marble effect tiled floor. Sliding door into the w.c.

W.C

5'9" x 2'7"

Fitted with a concealed cistern w.c and corner vanity wash hand basin with storage. Marble effect tiled floor. Black towel radiator. Metro style tiled walls.

LANDING

Side facing UPVC double glazed window. Doors off to all rooms. Radiator. Loft access with pull down ladders.

BEDROOM ONE

12'0" x 10'8"

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



- Utility room and ground floor w.c.
- UPVC double glazed (New 2020)
- Gas combi central heating
- Family bathroom
- Driveway and garage
- Private rear garden
- Popular residential area

BEDROOM TWO

9'8" x 9'4"

Rear facing UPVC double glazed window. Laminate floor.

Radiator.

BEDROOM THREE

7'2" x 6'5"

Front facing UPVC double glazed window. Laminate floor.

Radiator.

BATHROOM

7'7" x 5'7"

Rear facing UPVC double glazed window. Fitted with a three piece suite comprising of a 'P' shaped panelled bath with mains shower and glass screen over, concealed cistern w.c and vanity wash hand basin with storage below. Fully tiled walls and floor. Chrome towel radiator.

OUTSIDE

The front of the property has been block paved to provide ample off road parking with wrought iron and timber gates to the side giving access to a long driveway providing further parking and to access the garage and rear garden.

GARAGE

16'9" x 9'6"

Brick construction with electric light and power installed. The front of the garage has been bricked up with PVC entrance door to provide a large workshop or multi-use space. The front could easily be altered back for car access if required.

The rear garden is private and a good size with large artificial lawn, block paved seating and hot tub area and timber paneled fencing. An outside cold water tap is fitted to the side of the house.





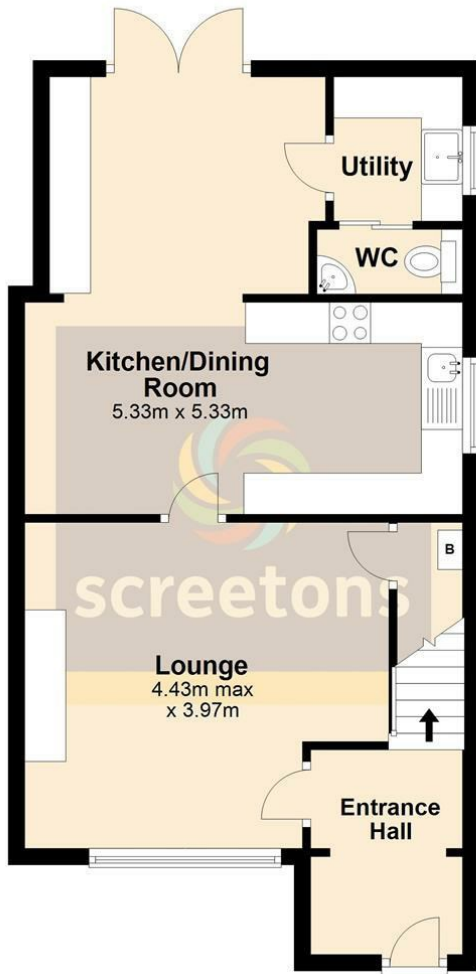


Additional Information

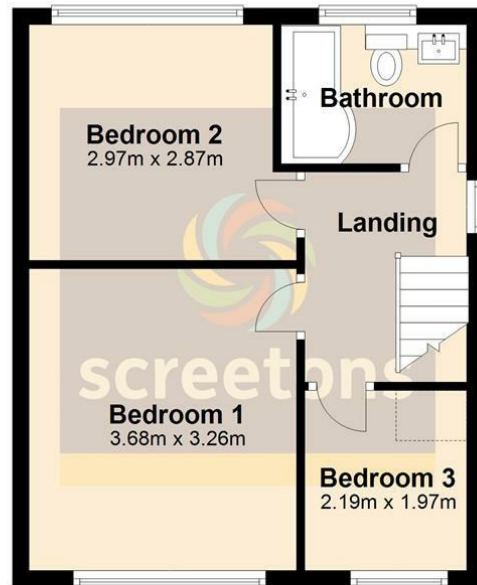
Local Authority - Doncaster
Council Tax - Band A
Viewings - By Appointment Only

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		
(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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