



**77 Bloomhill Court
Moorends DN8 4PF**

**Offers Over £210,000
FREEHOLD**

VIEWING ESSENTIAL - Immaculate THREE bedroom detached house with DOUBLE GARAGE & GAMES ROOM. Lounge, Dining room, Fitted Kitchen, Conservatory and utility room. Ground floor w.c. Perfect work from home space. Popular small residential estate. NO UPWARD CHAIN INVOLVED.



- THREE BEDROOM DETACHED HOUSE • Lounge, Dining room, Fitted kitchen • Utility & Ground floor w.c. • UPVC conservatory

ENTRANCE HALL

Front UPVC double glazed entrance door and adjoining UPVC double glazed window. Staircase leading to the first floor.

Door through to the lounge, utility and w.c. Radiator.

LOUNGE

13'7" x 10'10"

Front UPVC double glazed walk-in bay window. Feature timber fireplace with marble hearth and inset to a coal effect gas fire. Radiator. Glazed double doors leading into the dining room.

DINING ROOM

10'10" x 9'10"

Rear facing sliding patio doors leading into the conservatory.

Radiator. Door into the kitchen.

CONSERVATORY

11'3" x 10'5"

Front side and rear facing UPVC double glazed windows and UPVC double glazed french doors.

KITCHEN

9'10" x 8'9"

Rear facing UPVC double glazed window. Fitted with a range of oak wall and base units with laminate worksurfaces

incorporating a stainless steel one and a half bowl sink and drainer with splashback tiling. Integrated electric oven, grill and hob with extractor hood above. Space for fridge and freezer. Radiator. Door into the utility room.

UTILITY ROOM

7'7" x 5'9"

Side facing UPVC double glazed entrance door with adjoining UPVC double glazed window. Fitted with a laminate worktop with space and plumbing for washing machine and dryer.

W.C

5'8" x 2'7"

Side facing UPVC double glazed window. Fitted with a white wash hand basin and w.c. Radiator.

LANDING

Doors off to all rooms. Loft access.

MASTER BEDROOM

14'1" x 12'2"

Front facing UPVC double glazed window. Fitted with an extensive range of wardrobes, overbed storage cabinets, bedside cabinets and drawers with space for king size bed. Radiator. Door into the en-suite shower room.



- En-suite & family bathroom • UPVC double glazed • Gas central heating • Brick Double Garage & Games Room • NO UPWARD CHAIN INVOLVED

EN-SUITE SHOWER ROOM

6'6" x 5'11"

Side facing UPVC double glazed window. Fitted with a white suite comprising of a tiled shower cubicle with electric shower, pedestal wash hand basin and w.c. Towel radiator.

BEDROOM TWO

11'7" x 10'6"

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

BEDROOM THREE

9'1" x 7'2"

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

BATHROOM

8'5" x 5'8"

Side facing UPVC double glazed window. Fitted with a white three piece suite comprising of a panelled bath, pedestal wash hand basin and w.c. Tiled walls. Towel radiator.

OUTSIDE

To the front is a walled boundary with block paved forecourt/parking and a planted shrub border. A driveway continues to the side and through wrought iron gates and into

the rear providing substantial parking for upto 6 cars and leading to the double garage.

BRICK DOUBLE GARAGE

17'7" x 17'5"

Large front up and over access door. Electric light and power installed. Storage to the roof space.

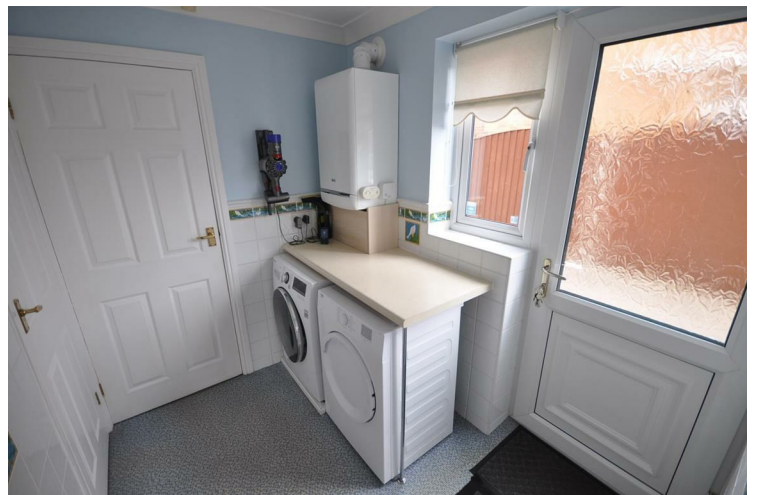
ADJOINING BRICK GAMES ROOM

14'2" x 14'2"

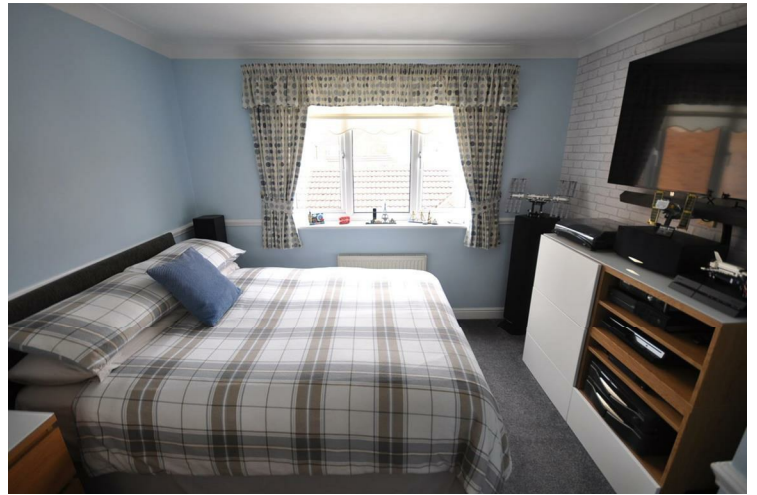
Perfect size which would also make a great gym, office, workshop or additional storage. Front UPVC entrance door. Electric light and power installed. Loft hatch to useful storage with insulation.

There is a low maintenance block paved seating around the conservatory with outside cold water tap, external plug sockets and security lights.

NO UPWARD CHAIN INVOLVED







Additional Information

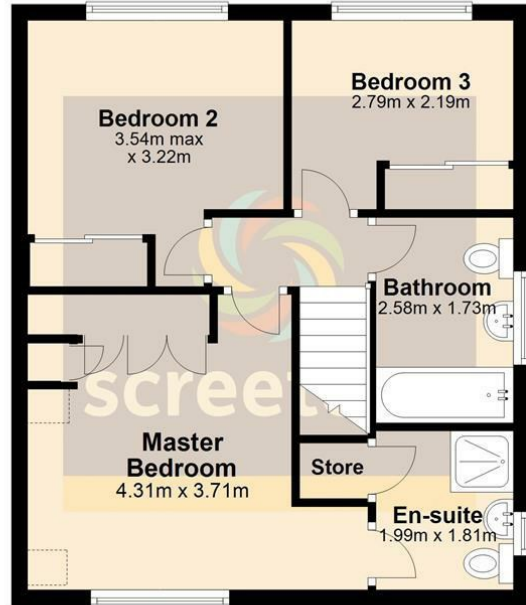
Local Authority - Doncaster
Council Tax - Band
Viewings - By Appointment Only

Tenure - Freehold

Ground Floor



First Floor



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 71 | 83 |
| (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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