



35A Field Road  
Thorne DN8 4AG

Offers Over £395,000

**FREEHOLD**

**VIEWING ESSENTIAL** - Substantial FIVE bedroom, three storey detached house. Formal lounge. Stunning living/kitchen/diner (2 years old). Utility and W.C. THREE bathrooms. Study. High walled private frontage. Good sized garden. Ideal for multi family living. Over 2,600 square feet (243 sq. metres).





- LARGE FIVE BEDROOM DETACHED HOUSE • Lounge, Stunning living/kitchen/diner • Utility room and W.C

## ENTRANCE HALL

Spacious and impressive entrance hall with front UPVC double glazed composite entrance door and adjoining UPVC double glazed window. Oak spindle balustrade staircase leading to the first floor. Marble effect tiled floor. Doors off to all rooms.

## LOUNGE

14'11" x 12'11"

Minimum dimensions. Front facing UPVC double glazed walk-in bay window and side facing UPVC double glazed window. Feature antique bevelled mirror glass wall. Tiled fireplace with log burner. High level fitted T.V sockets. Oak flooring. Radiator.

## STUDY

9'3" x 4'9"

Front facing UPVC double glazed window. Radiator.

## LIVING/KITCHEN/DINER

26'3" x 13'1"

Rear facing UPVC double glazed window and rear UPVC double glazed French doors. A Fabulous entertaining space fitted with two year old, stunning Wren 'Milano Elements Infinity Plus' wall and base units in a contemporary metallic

metal finish with concrete effect worksurfaces and a large matching central island with pendant lighting above. Antique effect mirror glass splash back. Large sink unit with instant hot water tap. Two integrated electric ovens, induction hob and concealed extractor hood. Integrated and concealed larder fridge and dishwasher. Two contemporary mirrored radiators. Pendant lighting to the dining area. Marble effect tiled floor. Door into the utility room.

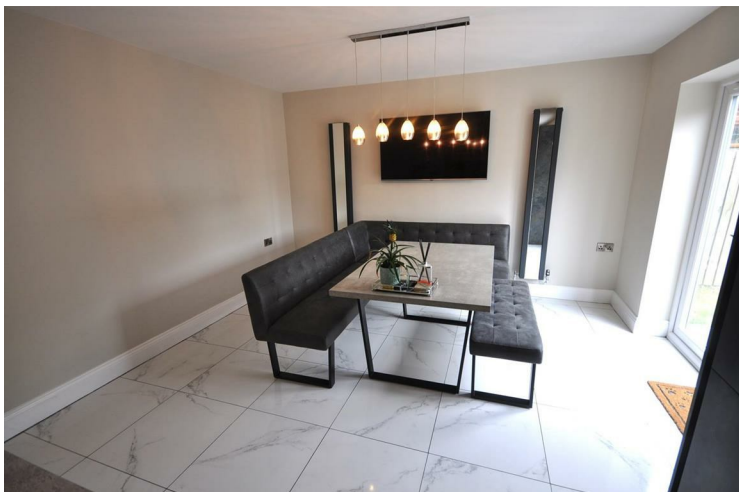
## UTILITY ROOM

10'8" x 3.13m

Rear facing UPVC double glazed window and side UPVC double glazed entrance door. Fitted with units and worksurfaces matching the kitchen with integrated fridge freezer. Space and plumbing for washing machine and dryer. Marble effect tiled floor. Radiator.

## FIRST FLOOR LANDING

Spacious landing with front and side facing UPVC double glazed windows. Feature oak spindle balustrade staircase continues to the second floor. Doors off to the master bedroom, two bedrooms and bathroom. Cupboard housing the hot water tank and solar panel controls.



- Master bedroom suite • Family bathroom • En-suite to additional bedroom • Large integral garage • High walled frontage, Gardens • Close to shops/facilities • VIEWING ESSENTIAL

## MASTER BEDROOM

18'10" x 14'11"

Two front facing UPVC double glazed windows. Open access through to the dressing area. Two radiators.

## DRESSING AREA

13'1" x 7'7"

Rear facing UPVC double glazed window. Fitted with a range of sliding mirror door wardrobes with pelmet lighting above. Radiator. Doors into the en-suite shower room.

## EN-SUITE SHOWER ROOM

12'11" x 5'9"

Rear and side facing UPVC double glazed windows. Fitted with a suite comprising of a large tiled double shower cubicle with mains shower, twin sink units with large vanity unit and storage below and w.c. Fully tiled walls and floor. Radiator.

## BEDROOM TWO

13'1" x 12'3"

Rear facing UPVC double glazed window. Radiator.

## BEDROOM THREE

13'10" x 10'3"

Front facing UPVC double glazed window. Radiator.

## BATHROOM

12'7" x 10'3"

Rear and side facing UPVC double glazed windows. Fitted with a suite comprising of a large feature tiled panel bath, tiled shower cubicle with mains shower, pedestal wash hand basin and w.c. Karndean flooring. Tiled walls. Radiator.

## SECOND FLOOR LANDING

Doors off to two bedrooms.

## BEDROOM FOUR

19'11" x 18'2"

Large spacious room currently used as a cinema room but could also make an alternative master bedroom or great teenager space. Three double glazed skylight windows. Large built-in storage cupboard. Two radiators. Door into the en-suite bathroom.

## EN-SUITE BATHROOM

9'3" x 6'2"

Rear facing double glazed skylight window. Fitted with a suite comprising of a panelled bath, corner tiled shower cubicle with mains shower, pedestal wash hand basin and w.c. Radiator.



## BEDROOM FIVE

18'2" x 10'3"

Rear facing double glazed skylight window. Radiator.

## OUTSIDE

The property has a private high walled front garden with driveway entrance leading through a timber five bar gate and up to the garage with parking for several cars. There is pedestrian access to both sides of the property into the rear garden.

## GARAGE

19'2" x 9'10"

Electric roller shutter front entrance door. Wall mounted 'Baxi' gas combi central heating boiler.

The rear garden is lawned with paved patio and timber panelled fencing.

## INFO

The property has solar panels installed for hot water which are owned by the property. A burglar alarm system is also fitted.

Built in 2013 the property offers a spacious and modern insulated home set amongst Victorian and Edwardian homes within a close walk to the town centre. With its flexible and spacious accommodation there is ample space for a dependent relative to live, have a large work from home space or even teenager flat on the top floor.





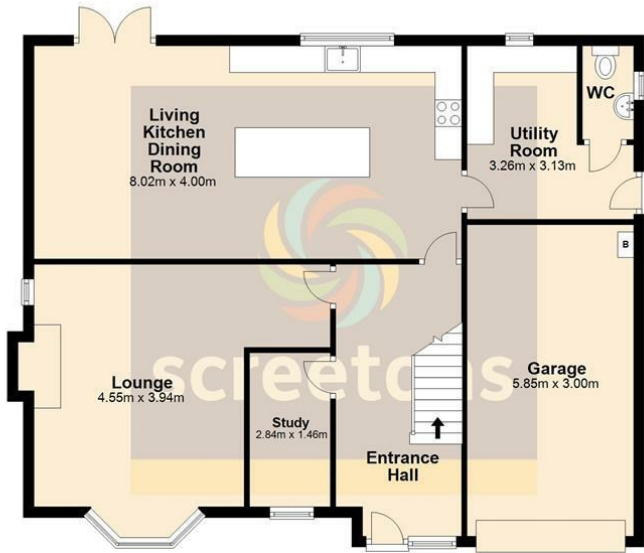


## Additional Information

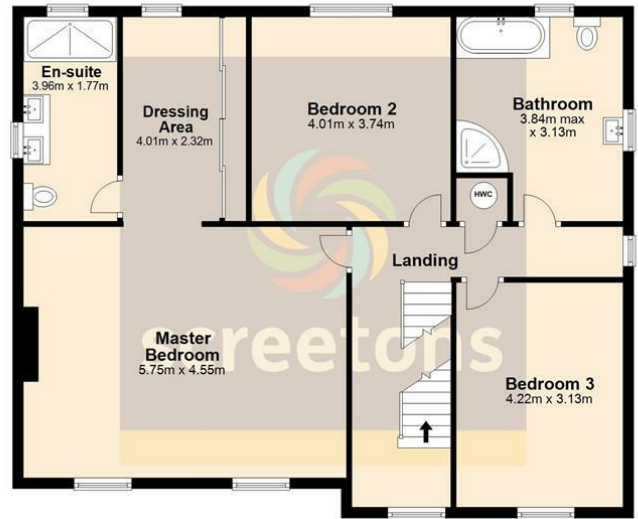
**Local Authority** - Doncaster  
**Council Tax** - Band  
**Viewings** - By Appointment Only

**Tenure** - Freehold

**Ground Floor**



**First Floor**



**Second Floor**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B		88	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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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