



38 St. Marys Drive  
Dunsville DN7 4DX

Offers Around £245,000

**FREEHOLD**

Large THREE bedroom detached bungalow set within generous sized gardens. Priced to reflect some updating. Great opportunity to create a family home. Lounge, dining room & breakfast kitchen. Bathroom & En-suite. Double garage. Popular residential estate. NO UPWARD CHAIN INVOLVED.



- **THREE BEDROOM DETACHED BUNGALOW** • Entrance Hall, Lounge, Dining room • Kitchen/breakfast room

### ENTRANCE HALL

Front double glazed timber entrance door. Doors off to all rooms. Built-in cloaks cupboard with sliding mirror doors. Radiator. Loft access.

### LOUNGE

15'7" x 11'7"

Front facing double glazed walk-in bay window. Feature brick fireplace with tiled hearth and gas supply for a gas fire. Radiator. Open access into the dining room.

### DINING ROOM

9'7" x 8'9"

Rear facing double glazed sliding patio doors. Radiator.

### KITCHEN/BREAKFAST ROOM

13'2" x 9'6"

Rear facing double glazed window and rear glazed timber entrance door. Fitted with a range of wall and base units with laminate worksurfaces incorporating a stainless steel sink and drainer with tiled splashbacks. Built-in breakfast bar with radiator below. Space for an electric cooker and space for fridge freezer. Plumbing and space for washing machine. Wall mounted gas central heating boiler.

### MASTER BEDROOM

12'9" x 11'9"

Rear facing double glazed window. Built-in sliding mirror door wardrobes. Radiator. Door into the en-suite shower room.

### EN-SUITE SHOWER ROOM

5'6" x 5'0"

Rear facing double glazed window. Fitted with a tiled shower cubicle with mains shower, pedestal wash hand basin and w.c. Tiled walls. Radiator.

### BEDROOM TWO

14'6" x 8'8"

Rear facing double glazed window. Built-in sliding mirror door wardrobes. Radiator.

### BEDROOM THREE

11'2" x 8'7"

Front facing double glazed window. Radiator.

### BATHROOM

7'4" x 5'6"

Fitted with a three piece suite comprising of a panelled bath, pedestal wash hand basin and w.c. Built-in storage cupboard. Radiator.



- Master bedroom with en-suite
- Bathroom
- Double glazed, Gas central heating
- Generous sized plot
- Double garage, NO CHAIN
- Close to quarry park/nature reserve

## OUTSIDE

Standing on a generous sized plot there is a front driveway providing off road parking and leading to the double garage.

There is a small lawn area with gate to the side leading into the rear garden.

## DOUBLE GARAGE

18'6" x 17'11"

Two front up and over access doors. Electric light and power. Rear timber access door and window leading into the garden.

The rear garden is 'L' shaped and a generous size and runs along two sides of the bungalow with lawn, paved patio and timber panelled fencing.

## NO UPWARD CHAIN INVOLVED

The property has been owned since 1988 and was built in 1986 and has been priced to allow for general updating and is offered with no onward chain. Once finished this will create a spacious property and with the garden size, would also make a fabulous family home located on a private mixed residential estate, within walking distance to the quarry park nature reserve.







## 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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