



**104a Highfield Crescent  
Thorne DN8 4DW**

**Offers Over £249,500**

**FREEHOLD**

**NEW BUILD - FOUR bedroom, TWO bathroom detached house. Fabulous living/kitchen/diner with bi-fold doors. Formal lounge. Utility room. Large hallway. Parking for four cars. Large private rear garden. VIEWING ESSENTIAL.**



- BRAND NEW BUILD • Four bedrooms, Two bathrooms • Stunning living/kitchen/diner • Formal lounge • Utility room, Large hallway

## ENTRANCE HALL

Front UPVC double glazed entrance door with adjoining side panel window. Spindle balustrade staircase leading to the first floor with understairs storage cupboard. Doors off to all rooms. Engineered oak flooring. Radiator. There is a useful alcove space ideal for pushchairs.

## LOUNGE

13'11" x 13'8"

Front facing UPVC double glazed window. Radiator.

## W.C

4'7" x 4'3"

Fitted with a white suite comprising of a vanity wash hand basin and w.c. Wall mounted mirror with built-in LED lighting. Engineered oak flooring. Radiator.

## LIVING/KITCHEN/DINER

19'10" x 15'1"

Stunning and generous sized space with five panel bi-fold doors, side facing UPVC double glazed window and three velux windows to the feature vaulted ceiling. Fitted with contrasting navy and grey shaker style wall and base units with white marble effect laminate worksurfaces and matching central island with overhead pendant lighting. White ceramic

one and a half bowl sink and drainer. Integrated double oven/grill, microwave and electric hob. Built-in dishwasher and space for american style fridge freezer. Inset ceiling spotlights. Engineered oak flooring. Two radiators. Door into the utility room.

## UTILITY ROOM

9'0" x 4'9"

Side facing UPVC double glazed window. Fitted with matching grey shaker style wall and base units with white marble effect laminate worksurfaces incorporating a stainless steel sink and drainer. Space for washing machine and dryer. Wall mounted gas combi central heating boiler. Engineered oak flooring. Radiator.

## LANDING

Spacious landing with side facing UPVC double glazed window. Radiator. Loft access. Doors off to all rooms.

## MASTER BEDROOM

10'11" x 9'10"

Front facing UPVC double glazed window. Radiator. Door into the en-suite shower room.





- Parking for four cars
- Larger than average gardens
- Fully carpeted and ready to move in
- VIEWING ESSENTIAL

### EN-SUITE SHOWER ROOM

7'4" x 3'3"

Side facing UPVC double glazed window. Fitted with a tiled shower cubicle with mains shower, wash hand basin and w.c. Wall mounted mirror with built-in LED lighting. Chrome towel radiator. Laminate floor.

### BEDROOM TWO

12'10" x 8'9"

Rear facing UPVC double glazed window. Useful built-in storage cupboard. Radiator.

### BEDROOM THREE

10'9" x 10'0"

Rear facing UPVC double glazed window. Radiator.

### BEDROOM FOUR

9'10" x 8'7"

Front facing UVPVC double glazed window. Radiator.

### BATHROOM

7'3" x 5'6"

Side facing UPVC double glazed window. Fitted with a 'P' shaped bath with glass screen and mains shower over, pedestal wash hand basin and w.c. Wall mounted mirror with built-in LED lighting. Tiled walls. Chrome towel radiator.

Laminate floor.

### OUTSIDE

The property stands on a generous sized plot and is set back from the road with gravelled driveway which provides parking for four cars. There is access to both side of the property to the rear.

The rear garden is much larger than average and is private with paved patio, lawn and timber panelled fencing. There is led external lighting fitted with an outside double power socket.

### VIEWING ESSENTIAL

This new build house has been completed this year and provides a great sized family home with a fabulous entertaining space, lots of garden and parking for numerous cars and is located at the top of a no through road, so great for those with young children. All the appliances are brand new with new flooring fitted throughout so just move in, un pack and enjoy.







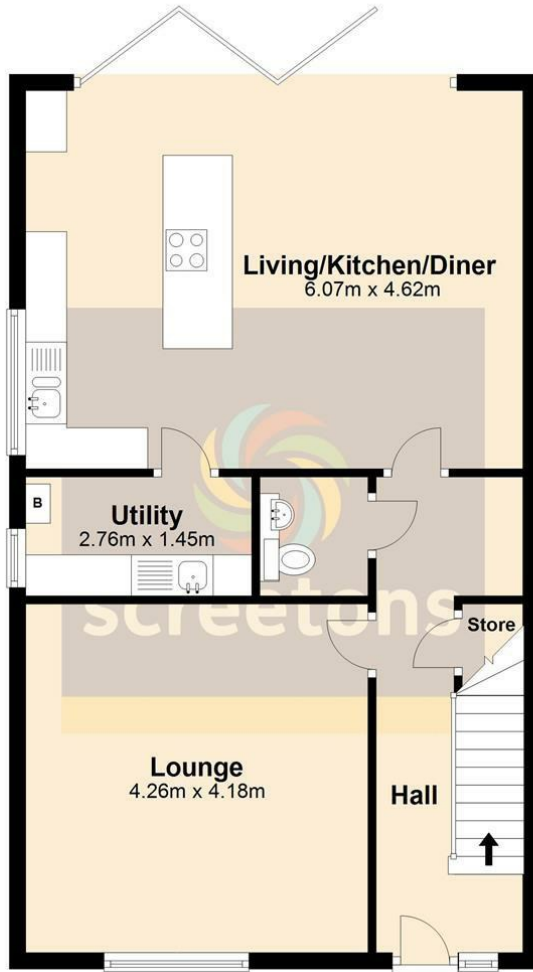


## Additional Information

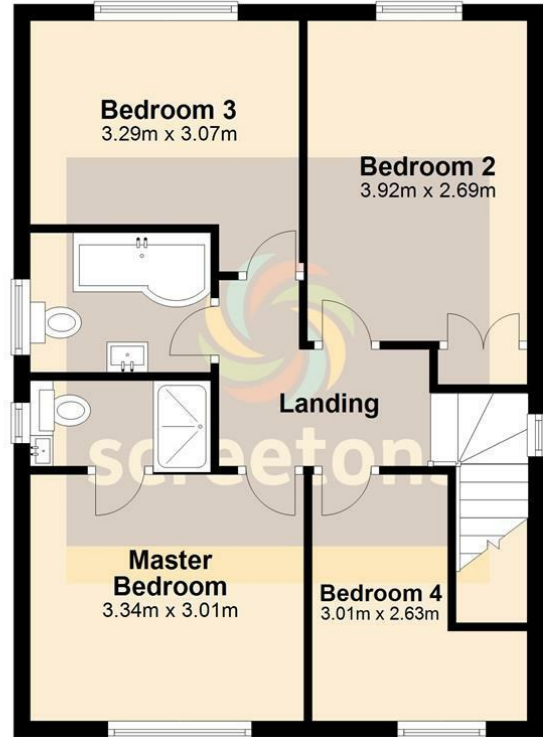
**Local Authority** - Doncaster  
**Council Tax** - Band  
**Viewings** - By Appointment Only

**Tenure** - Freehold

## Ground Floor



## First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <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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