



40 Dunstan Drive
Thorne DN8 5UQ

Offers Around £130,000
LEASEHOLD - SHARE
OF FREEHOLD

****STUNNING CANAL VIEWS****. RARE THREE BEDROOM second floor apartment. Stunning views overlooking the canal and fields beyond. Newly fitted kitchen and shower room. Close to Thorne town centre facilities with two railway stations and M18, M62 & M180 motorway access nearby. Allocated parking. Immaculate throughout. **VIEWING HIGHLY RECOMMENDED.**



- THREE BEDROOM TOP FLOOR APARTMENT
- Rarely for sale of this size
- Modern fitted kitchen with granite worktops

COMMUNAL ENTRANCE

With security intercom entry system. Stairs leading to the first and second floor. There is an entrance door leading from the carpark side and an additional entrance leading out into the communal garden and directly onto the canal path.

ENTRANCE HALL

Intercom entry system. Entrance door. Karndean flooring. Electric wall heater. Loft access point with part boarded loft space. Built-in storage cupboard. Doors off to all rooms.

LIVING/KITCHEN/DINER

19'6" x 13'11"

UPVC double glazed window and UPVC double glazed French doors opening out onto a wrought iron Juliette balcony, having stunning views over the canal and open playing fields beyond. Carpeted to the lounge area with timber effect Kardean flooring to the kitchen/breakfast area. Two electric heaters. The kitchen is fitted with modern high gloss handleless wall and base units fitted in 2021 with solid granite worksurfaces, which extend into a breakfast bar with built-in wine cooler. There is LED lighting fitted above and below the cabinets and also to the glazed display units. Inset one and a half bowl stainless steel sink unit. Integrated four ring induction hob with splash back and extractor fan, electric oven and

microwave. Built-in fridge/freezer, dishwasher and washing machine.

MASTER BEDROOM

12'3" x 11'8"

Two UPVC double glazed windows. Built-in wardrobes to one wall. Electric wall heater. Door into the 'jack & jill bathroom'.

BEDROOM TWO

10'7" x 8'2"

UPVC double glazed window. Built-in wardrobes to one wall. Electric wall heater.

BEDROOM THREE

9'8" x 7'2"

UPVC double glazed window. The current owner has a built-in cupboard fitted to house the home office. Electric wall heater.

SHOWER ROOM

8'7" x 6'2"

Jack & Jill style bathroom with doors from both the master bedroom and entrance hall. UPVC double glazed window. Fitted with a newly installed modern suite (2023) comprising of a tiled mains shower cubicle with glass screen, vanity wash hand basin and w.c. Wall cabinet with LED lighting and mirror doors. Chrome towel radiator. Tiled floor. Built-in cylinder/airing cupboard. Tiled floor.



- Modern fitted shower room
- Immaculate throughout
- Allocated parking plus visitors
- Direct canal walks
- Stunning views
- Close to shops and train station
- VIEWING ESSENTIAL

OUTSIDE

The apartment has its own allocated parking space with several visitor parking spaces available. Covered bin store.

TENURE

This apartment is leasehold, however any buyer also has the benefit of owning a part share in the freehold of the building. There is a monthly charge of £108.20 which includes both the service charge and ground rent. The service charge covers cleaning of the internal communal areas, garden areas, window cleaning and buildings insurance.





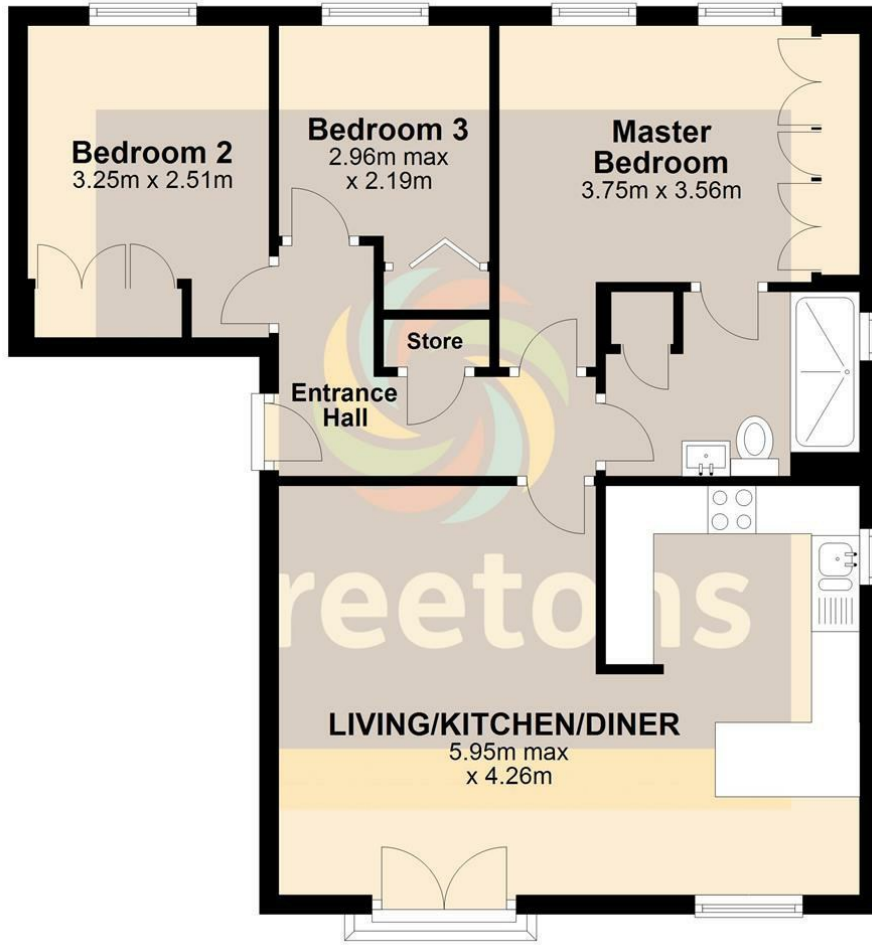


Additional Information

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

Tenure - Leasehold - Share of Freehold

Second Floor Apartment



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	78
(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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