



## 10 Dorothy Avenue Thorne DN8 4JB

Offers Over £295,000

**FREEHOLD**

HIGHLY SOUGHT AFTER LOCATION. Large TWO (formerly three) bedroom detached bungalow. Large private rear garden. Great potential. Spacious lounge, kitchen, dining room and two bathrooms. Garage and driveway. Close to train station and M18 motorway. Viewing By Appointment Only.





- TWO (formerly three) BEDROOM DETACHED BUNGALOW • Entrance hall, Spacious lounge • Dining room and kitchen

## OPEN PORCH

## ENTRANCE PORCH

Front glazed central entrance door with side panel windows.

Tiled floor. Door into the entrance hall.

## ENTRANCE HALL

Front glazed central entrance door with side panel windows.

Doors off to all rooms. Two radiators. Loft access.

## LOUNGE

17'8" x 16'5"

Front UPVC double glazed window. Feature tiled fireplace with tiled hearth to a coal effect gas fire. Radiator.

## DINING ROOM

12'2" x 9'1"

Rear UPVC double glazed sliding patio doors leading into the conservatory. Built-in storage cupboards. Radiator. Open access into the kitchen.

## KITCHEN

10'0" x 8'8"

Rear and side facing UPVC double glazed windows and rear UPVC double glazed door leading into the conservatory. Fitted with a range of oak effect wall and base units with laminate

worksurfaces incorporating a stainless steel sink and drainer and tiled splashbacks. Electric cooker point. Tiled floor.

Radiator. Door into the garage.

## BEDROOM ONE

12'9" x 10'11"

Front facing UPVC double glazed window. Fitted wardrobes to one wall extending into a dressing table and drawers.

Radiator.

## BEDROOM TWO

12'9" x 10'11"

Rear facing UPVC double glazed window. Radiator.

## SHOWER ROOM

7'3" x 7'3"

This was originally bedroom three and could easily be converted back if required. Rear facing UPVC double glazed window. Fitted with a modern corner shower cubicle with mains shower and panelled walls, pedestal wash hand basin and w.c. Radiator.

## BATHROOM

7'3" x 6'10"

Rear facing UPVC double glazed window. Fitted with a panelled bath with mains shower over, pedestal wash hand basin and w.c. Tiled walls. Radiator.



- Shower room (originally bedroom three) • Main bathroom • UPVC double glazed • Large plot with private rear garden

## OUTSIDE

Standing with a wide frontage onto Dorothy Avenue there is a lawned front garden with driveway providing off road parking and leading to the garage. There is a path to the left side of the bungalow to access the rear plus a driveway to the right side which leads to a timber garage.

## GARAGE

16'11" x 10'0"

Front roller shutter electric door. Side facing UPVC double glazed window. Wall mounted gas combi central heating boiler. Radiator. Internal door through to the kitchen. The garage could easily be converted to extend the kitchen or create further living accommodation if required.

There is a large lawned rear garden with established shrub border, timber panelled fencing and a concrete patio area. There is ample space to further extend the bungalow if required, subject to relevant planning permissions, with the rear enjoying a particularly private aspect.

## TIMBER GARAGE

20'7" x 7'9"

Front timber double access doors. Electric light and power.

## LOCATION

Dorothy Avenue is one of the most sought after and highly regarded areas in the town and is perfectly placed on the outskirts of Thorne on a small no through road. Perfectly located with the M18 motorway junction, train station and retail park all within a stones throw.

## NO UPWARD CHAIN INVOLVED

Viewing strictly by appointment only.





- Sought after residential area • Great potential to extend • Viewing Strictly By Appointment Only





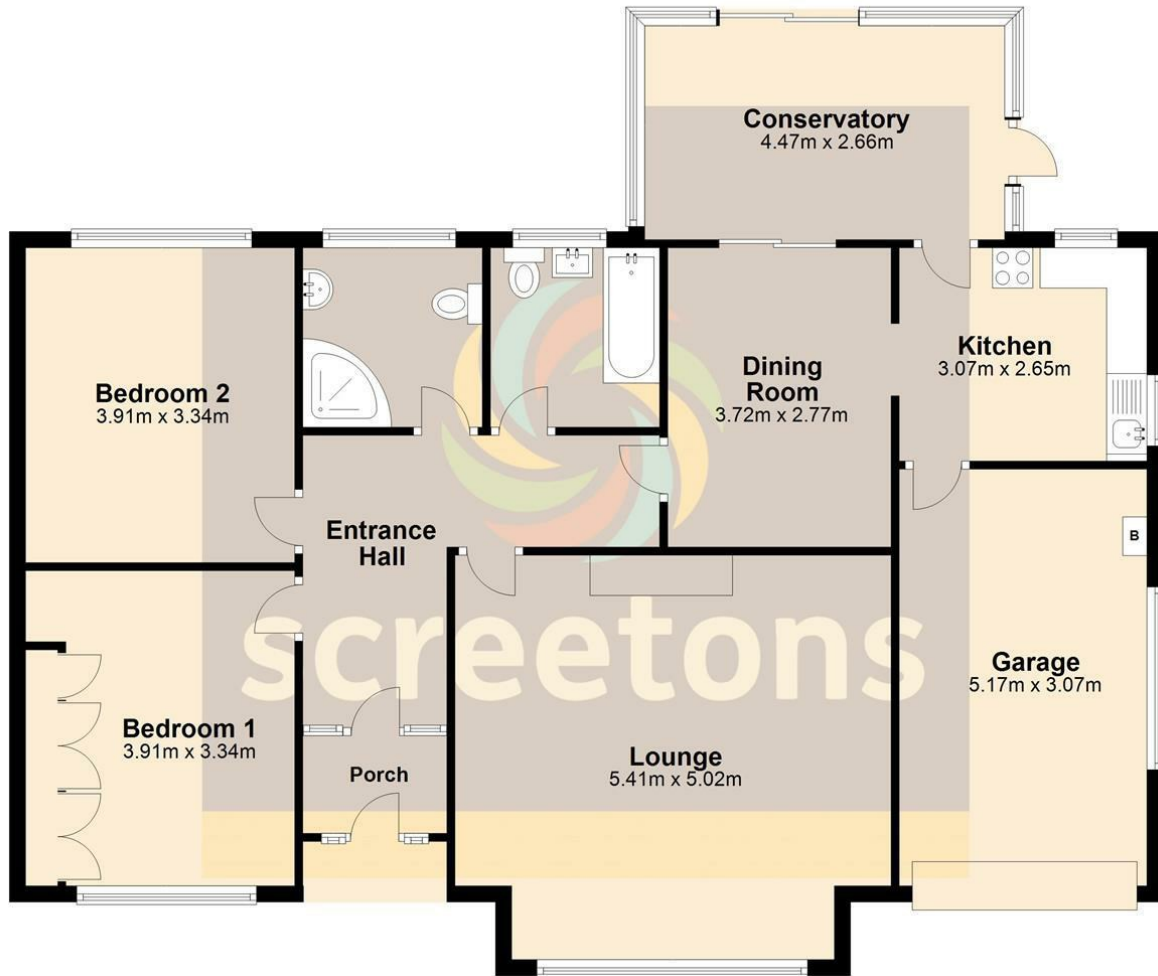


## Additional Information

**Local Authority** - Doncaster  
**Council Tax** - Band D  
**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		
	65	80
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

Thorne Sales  
94 King Street  
Thorne  
Doncaster  
South Yorkshire  
DN8 5BA

01405 816893  
thorne@screetons.co.uk  
www.screetons.co.uk

