



**11 Hennessey Court Southfield Road  
Thorne DN8 5NH**

**O/A £190,000  
FREEHOLD**

Charming and full of character FOUR bedroom barn conversion. Re-built to match original barns. 8.6m lounge/diner. Fitted kitchen/diner with appliances. En-suite to master. Exposed brickwork. Allocated parking. Perfect modern low maintenance home with character. Close to shops/facilities and motorway network. NO UPWARD CHAIN INVOLVED.



- **FOUR BEDROOM BARN CONVERSION** • Re-built to match original barns • 8.6m lounge/dining room • Fitted kitchen/diner with appliances

## KITCHEN/DINING ROOM

17'9" x 8'4"

Double glazed window and double glazed entrance door.

Fitted with a range of high gloss cream wall and base units with granite effect laminate work surfaces with metro style tiled splashbacks. Breakfast bar with twin sinks each with its own tap and drainer to one. Integrated electric oven, gas hob and extractor fan. Integrated fridge freezer, dishwasher and washer/dryer. Feature exposed brick wall. Tiled floor.

Radiator. Door through to the w.c and glazed door into the lounge/diner.

## W.C

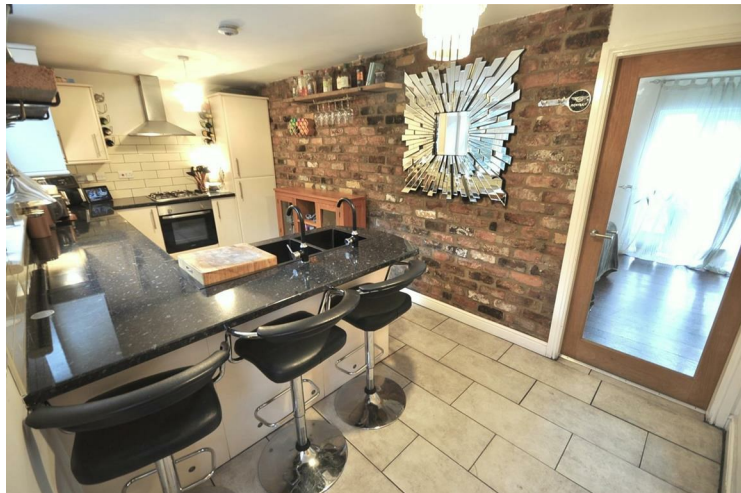
6'4" x 2'9"

Fitted with a white wash hand basin and w.c. Wall mounted gas combi central heating boiler. Full mirror wall. Radiator.

## LOUNGE/DINING ROOM

28'2" x 10'7"

Large feature double glazed three panel window with additional double glazed window. Feature exposed brick wall. Spindle balustrade staircase leading to the first floor with useful storage cupboard below. Mahogany stained pine floor. T.V and pre-wired media cables. Radiator.



## FIRST FLOOR

Spacious landing with doors leading off to all rooms. Loft access with pull down ladder to a 8.8m x 2.5m boarded loft storage with built-in shelving.

## MASTER BEDROOM

12'7" x 10'7"

Double glazed window. Feature exposed brick wall. Large built-in wardrobe to one wall. Radiator. Door into the en-suite.

## EN-SUITE SHOWER ROOM

10'7" x 2'10"

Fitted with a white suite comprising of a tiled shower cubicle with mains fed shower powering a large rainfall head and hand held attachment, pedestal wash hand basin and w.c. Mirrored wall with shelving. Tiled floor. Chrome towel radiator.

## BEDROOM TWO

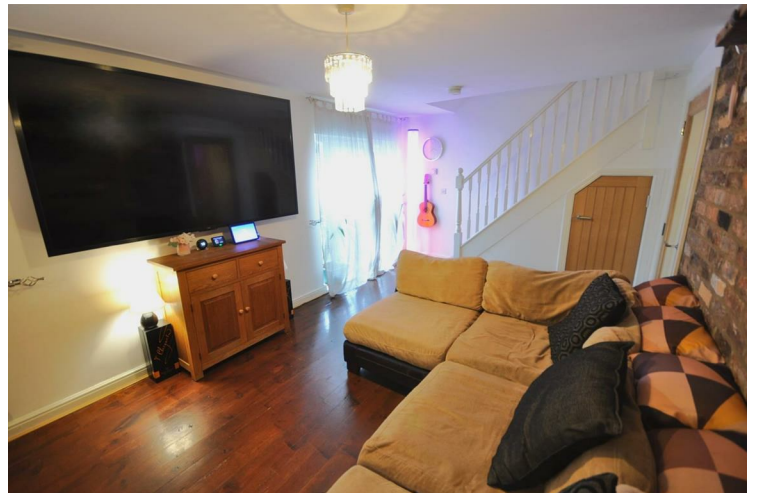
13'6" x 8'4"

Double glazed window. Feature exposed brick wall. Radiator.

## BEDROOM THREE

9'11" x 8'11"

Double glazed window. Built-in cabin bed with integrated



- Ground floor w.c.
- Double glazed, Gas central heating
- Master bedroom with en-suite
- Large boarded loft storage
- Allocated parking
- NO UPWARD CHAIN INVOLVED

storage/shelving. Radiator.

## BEDROOM FOUR

7'2" x 6'6"

Double glazed window. Radiator.

## BATHROOM

6'10" x 6'6"

Double glazed window. Fitted with a white three piece suite comprising of a panelled bath with electric shower and glass screen over, pedestal wash hand basin and w.c. Traditional style radiator.

## OUTSIDE

There is a gated entrance with archway leading into a walled courtyard with a stone raised bed planted with an established pear tree and climbing jasmine. The current owner has a large 80 sq.ft custom built shed which is included in the sale but could easily be removed if a seating area is required. There is a glazed porch canopy and outside lighting installed. The property shares a large courtyard with residents parking where there is an allocated parking space.

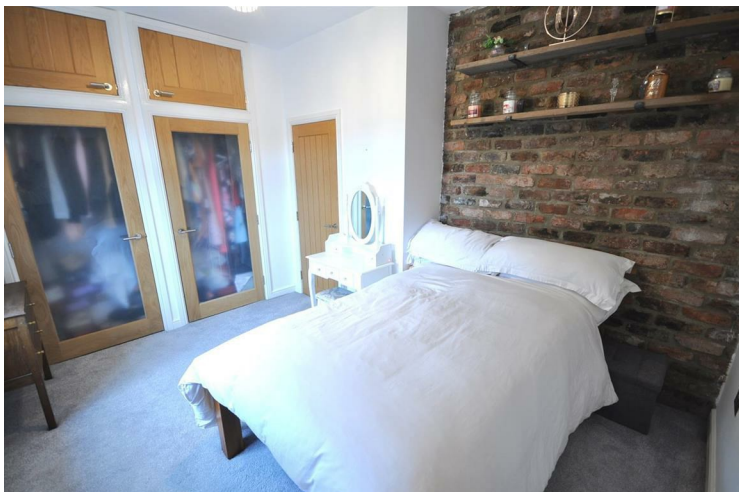
## LOCATION

Hennessey Court is a charming courtyard development of barn conversions that have been meticulously re-built to

match the original old barns that once stood on the site. This provides the benefit of living in a characterful barn conversion with the comfort of modern build and insulation. Conveniently located with walking distance to shops, schools, town centre and train stations you have everything on your door step with motorway links only minutes drive away. The property also comes with a CCTV system, alarm and wired smoke alarms

## NO UPWARD CHAIN INVOLVED

The property can be moved into as soon as you are ready.







## 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) A			
(81-91) B			
(69-80) C		75	86
(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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