



**Flitcroft Brooke Street  
Thorne DN8 4AX**

**Offers Around £350,000  
FREEHOLD**

**VIEWING ESSENTIAL.** Substantial THREE bedroom, TWO bathroom detached bungalow with double garage. Extensively renovated with new kitchen and bathrooms. Large hall, formal lounge and dining room. Private cul-de-sac. Sought after location.





- LARGE THREE BEDROOM DETACHED BUNGALOW • Hall, Formal lounge, Dining room • Modern fitted kitchen & utility

## INFORMATION

The bungalow has been extensively renovated over the last six years which includes new UPVC double glazed windows and doors, new kitchen and bathrooms, tiling and flooring, some underfloor heating, radiators and a gas central heating boiler. Viewing is essential to appreciate the size and flexibility of accommodation, which could easily be adapted to create a granny annexe but is large enough to make a perfect family sized home.

## ENTRANCE HALL

Front UPVC double glazed entrance door. Hardwood flooring. Glazed doors into the lounge and kitchen with door into the further inner hallway which accesses the bedrooms. Useful walk-in storage cupboard. Two velux light tunnels. Two radiators. Doors off to the bedrooms and shower room. Loft access with pull down ladders to part boarded loft.

## LOUNGE

16'2" x 11'8"

Front facing UPVC double glazed bow window. Feature marble fireplace with inset lighting to a log effect gas fire. Hardwood flooring with underfloor heating. Four wall light fittings and central light. Radiator. Glazed double doors into the dining room.

## DINING ROOM

11'8" x 10'7"

Rear facing UPVC double glazed French doors. Hardwood flooring with underfloor heating. Radiator. Glazed door into the kitchen.

## KITCHEN

10'9" x 10'7"

Rear facing UPVC double glazed window. Fitted with modern white high gloss handleless wall and base units with granite effect worksurfaces incorporating a stainless steel sink and drainer with splashback tiling. Built-in electric oven, grill, microwave and five ring electric induction hob with extractor hood above. Integrated fridge/freezer plus undercounter freezer and dishwasher. Inset ceiling spotlights. Porcelain tiled floor with underfloor heating. Radiator. Glazed door into the utility room.

## UTILITY ROOM

6'9" x 6'6"

Rear facing UPVC double glazed entrance door. Fitted with modern white high gloss handleless wall and base units with granite effect worksurfaces and tiled splashbacks. Undercabinet lighting. Space and plumbing for washing machine and dryer. Porcelain tiled floor. Radiator.



- Modern fitted shower room & En-suite
- Fully renovated over the past 6 years
- UPVC double glazed, Gas central heating

### MASTER BEDROOM

13'5" x 10'7"

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

### EN-SUITE SHOWER ROOM

9'7" x 3'9"

Fitted with a modern suite comprising of a tiled shower cubicle with mains shower and rainfall head, built-in high gloss storage cabinets with integrated sink and w.c. Wall mounted LED illuminated mirror cabinet. Tiled walls and floor. Chrome towel radiator.

### BEDROOM TWO

17'1" x 10'5"

Front facing UPVC double glazed window. Radiator. Door into the dressing room.

### DRESSING ROOM

10'5" x 6'4"

Door leading into the garage. Radiator. There is pipework and plumbing for this room to be converted to an additional kitchen or utility room if required.

### BEDROOM THREE

12'1" x 9'4"

Front facing UPVC double glazed window. Walk-in wardrobe. Radiator.

### SHOWER ROOM

10'5" x 6'11"

Rear facing UPVC double glazed window. Fitted with a modern suite comprising of a large vanity wash hand basin with storage below, w.c and a large double shower cubicle with mains shower and rainfall head and built-in seat. Wall mounted LED illuminated de-misting mirror cabinet. Porcelain tiled floor with underfloor heating. Tiled walls. Towel radiator. Inset ceiling spotlights.

### ATTACHED DOUBLE GARAGE

17'11" x 17'8"

Two front electric roller shutter doors. Wall mounted gas combi central heating boiler and radiator. Electric light and power. Additional storage to the pitched roof space.

### OUTSIDE

'Flitcroft' stands at the head of a quiet private cul-de-sac of only two other bungalows. To the front is walled frontage with wrought iron gates leading into a resin driveway providing off



- Double garage, Generous plot
- Private cul-de-sac of only 3 bungalows
- VIEWING ESSENTIAL

road parking and leading to the double garage. There are two formal borders with box planted hedging and established shrubs and perennials. An outside cold water tap is fitted to the front.

There is gated access to both sides of the bungalow with a path leading through to the side garden and into the rear.

The rear garden is a generous size and has been gravelled for ease of maintenance with a paved seating area and a further decked seating area with glass balustrade. The gardens are attractively planted with established shrubs, trees and perennials. There is an outside cold water tap fitted to the rear, external electric power points, timber garden shed and greenhouse.

External CCTV has been installed and will be included in the sale.







## 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>		79
(69-80) <b>C</b>		
(55-68) <b>D</b>	54	
(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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