



**55 Bloomhill Court**  
**Moorends DN8 4PF**

**£210,000**  
**FREEHOLD**

VIEWING ESSENTIAL - Stunning and immaculately presented THREE bedroom, TWO bathroom DETACHED HOUSE with brick garage. Lounge, Dining room, Modern fitted kitchen & Utility room. Ground floor w.c. Modern fitted bathroom & En-suite. Driveway and immaculate gardens. Small private residential estate.



- **THREE BEDROOM DETACHED HOUSE** • Spacious lounge, Dining room • Modern fitted kitchen • Utility room

## ENTRANCE HALL

Front UPVC double glazed composite entrance door with adjoining UPVC double glazed window. Spindle balustrade staircase leading to the first floor. Door into the lounge, utility room and w.c. Radiator.

## LOUNGE

13'7" x 10'8"

Front facing UPVC double glazed walk-in bay window. Open access into the dining room. Radiator.

## DINING ROOM

10'10" x 9'10"

Rear facing UPVC double glazed sliding patio doors. Radiator. Glazed door into the kitchen.

## KITCHEN

9'10" x 8'11"

Rear facing UPVC double glazed window. Fitted with a modern range of cream shaker style wall and base units with butchers block effect worksurfaces extending into a breakfast bar. Inset one and a half bowl sink and drainer with metro style tiled splashbacks. Free standing 5 ring gas rangemaster cooker with glass splashback. Integrated fridge freezer and dishwasher. Pull out larder unit. Inset pelmet and

undercabinet lighting. Radiator. Open archway through to the utility room.

## UTILITY ROOM

7'7" x 5'9"

Side UPVC double glazed composite entrance door and side facing UPVC double glazed window. Fitted with matching cream shaker style units with butchers block effect worksurfaces incorporating an inset sink with splashback tiling. Wall mounted and concealed gas combi central heating boiler. Space and plumbing for washing machine. Large useful understairs storage cupboard. Radiator.

## W.C

5'8" x 2'6"

Side facing UPVC double glazed window. Fitted with a white suite comprising of a pedestal wash hand basin and w.c. Radiator.

## LANDING

Doors off to all rooms. Loft access with pull down ladder to part boarded loft space. Radiator

## MASTER BEDROOM

14'0" x 12'2"

Front facing UPVC double glazed window. Fitted with an



- UPVC double glazed • Gas central heating • Bathroom & En-suite • Immaculate throughout • Driveway, Brick Garage, Gardens • VIEWING ESSENTIAL

extensive range of built-in wardrobes, bedside cabinets, storage cupboards and matching dressing table and shelving. Ceiling fan. Radiator. Door into the en-suite shower room.

### EN-SUITE

6'3" x 6'0"

Front facing UPVC double glazed window. Fitted with a white suite comprising of a tiled shower cubicle with electric shower, pedestal wash hand basin and w.c. Tiled walls. Radiator.

### BEDROOM TWO

11'4" x 10'6"

Rear facing UPVC double glazed window. Radiator.

### BEDROOM THREE

9'8" x 7'8"

Rear facing UPVC double glazed window. Radiator.

### BATHROOM

7'4" x 5'11"

Side facing UPVC double glazed window. Fitted with a modern free standing bath with rainfall shower above and ceiling mounted chrome curtain rail, floating vanity wash hand basin with storage below and w.c. Tiled walls. Inset ceiling spotlights. Chrome towel radiator.

### OUTSIDE

The front has been attractively laid out and landscaped with patterned concrete driveway proving off road parking, artificial lawn and gravelled shrub borders. The driveway continues to the side through wrought iron gates providing further parking and leading to the garage with discrete bin storage area and access into the rear garden.

### DETACHED BRICK GARAGE

17'9" x 11'1"

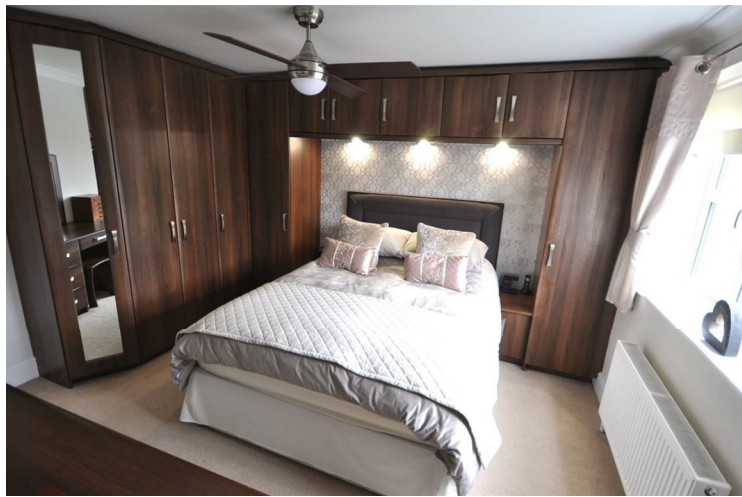
Wider than average with remote control front roller shutter door. Electric light and power. Boarded loft space storage area.

The rear garden is immaculately presented and thoughtfully laid out with a roof covered Indian sandstone paved patio, artificial lawn with gravelled edging and timber panelled fencing. There is a timber summerhouse with power and lighting, outside lights, power points and an outside cold water tap fitted.

### VIEWING ESSENTIAL





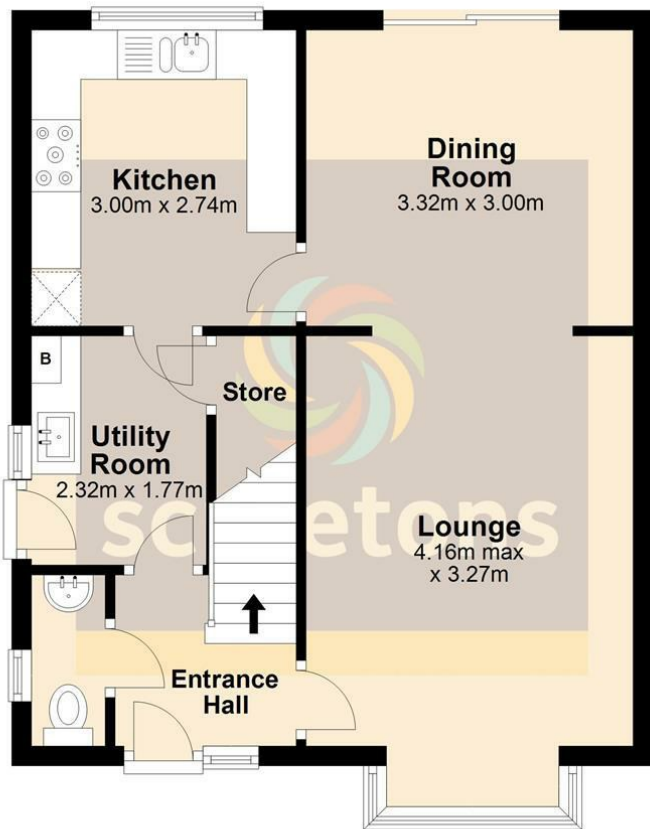


## Additional Information

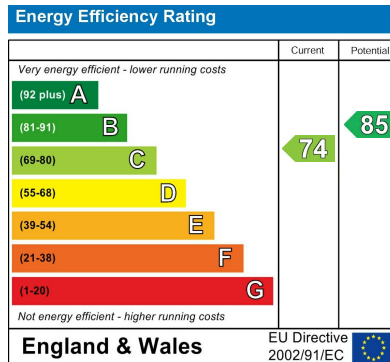
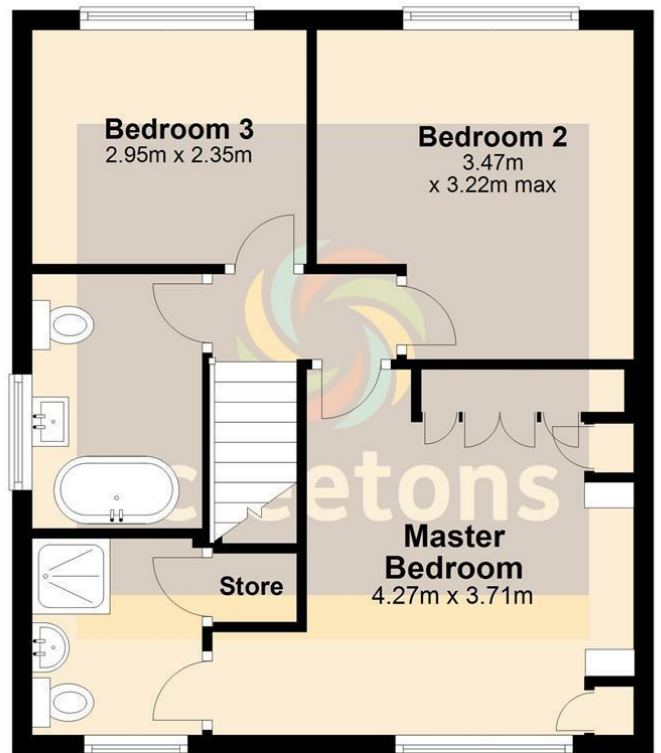
**Local Authority** - Doncaster  
**Council Tax** - Band B  
**Viewings** - By Appointment Only

**Tenure** - Freehold

## Ground Floor



## First Floor



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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