

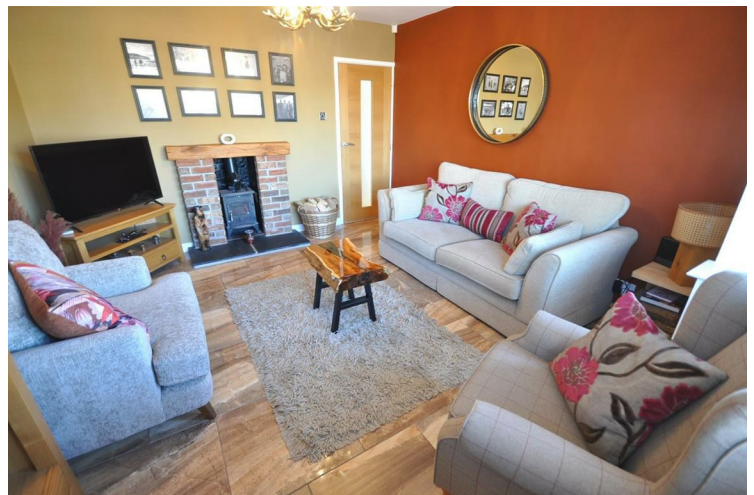


29 Ashburnham Road
Thorne DN8 5AE

Offers Over £260,000

FREEHOLD

VIEWING ESSENTIAL. Extended FOUR DOUBLE bedroom semi-detached dormer. Stunning living/kitchen/diner with vaulted ceiling. Lounge with log burner. Modern fitted bathroom. 5.5m master bedroom. Garage and gym. Good sized garden and driveway. Sought after quiet no through road.



- **FOUR BEDROOM SEMI-DETACHED** • Lounge with log burner • Stunning living/kitchen/diner • Modern fitted kitchen

ENTRANCE HALL

Front composite double glazed entrance door. Doors off to all rooms. Spindle balustrade staircase leading to the first floor bedroom four. Tiled floor. Radiator.

LOUNGE

12'1" x 11'11" not including bay.

Front UPVC double glazed walk-in bay window. Feature brick fireplace with stone hearth and timber mantel to a log burner. Tiled floor. Radiator.

LIVING/KITCHEN/DINING ROOM

20'9" x 15'10" minimum.

Fabulous and flexible space, ideal for entertaining with feature vaulted ceiling and double glazed skylight window. Side facing UPVC double glazed window and UPVC double glazed french doors opening into the garden. Fitted with high gloss white handleless wall and base units with concrete effect laminate worksurfaces incorporating a one and a half bowl sink and drainer. Integrated electric oven, microwave and five ring gas hob with pop up extractor fan. Built-in dishwasher and concealed wall mounted gas combi central heating boiler. Space for american style fridge/freezer. Door into the utility room, study area and w.c. Rear UPVC double glazed entrance door leading into the garden. Granite tiled floor. Inset ceiling spotlights. Two radiators.



STUDY AREA

5'10" x 3'2"

Front facing UPVC double glazed window. Currently used as a small hidden study area with built-in shelving. Granite tiled floor.

W.C

5'5" x 3'2"

Front facing UPVC double glazed window. Fitted with a white wash hand basin and w.c. Tiled splashback and window sill. Granite tiled floor.

UTILITY ROOM

6'6" x 4'9"

Space and plumbing for washing machine and dryer with laminate worktop. Tiled floor.

BEDROOM ONE

18'0" x 11'2"

Side facing UPVC double glazed window. Fitted with high gloss grey wardrobes with matching bedside cabinets. Inset ceiling spotlights. Radiator.

BEDROOM TWO

12'1" x 9'9"

Rear facing UPVC double glazed window. Radiator. Door into



- Utility room, Study • UPVC double glazed • Gas central heating • Sought after quiet side road • Good sized lawned garden, Garage • Extending to approx. 126 sq.m

a built-in storage cupboard.

BUILT-IN CUPBOARD

6'2" x 1'8"

BEDROOM THREE

12'1" x 8'10"

Side facing UPVC double glazed window. Built-in sliding wardrobes to one wall. Radiator.

BATHROOM

8'8" x 5'8"

Front facing UPVC double glazed window. Fitted with a white suite comprising of a 'P' shaped bath with mains fed shower with rainfall head and handheld attachment, floating glass topped vanity wash hand basin and w.c. Decorative tiled walls. Herringbone style vinyl tiled floor. LED lit mirror. Inset ceiling spotlights. Traditional style radiator.

FIRST FLOOR

Door into the bedroom, store cupboard and eaves storage.

BEDROOM FOUR

10'11" x 9'10"

Front facing UPVC double glazed window. Radiator.

OUTSIDE

There is a walled frontage with path leading to the front door and concrete driveway providing comfortable parking for two cars which also leads to the garage. There is a lawn, railway sleeper edged central bed and a gate to the side leading into the rear garden.

GARAGE

12'3" x 9'3"

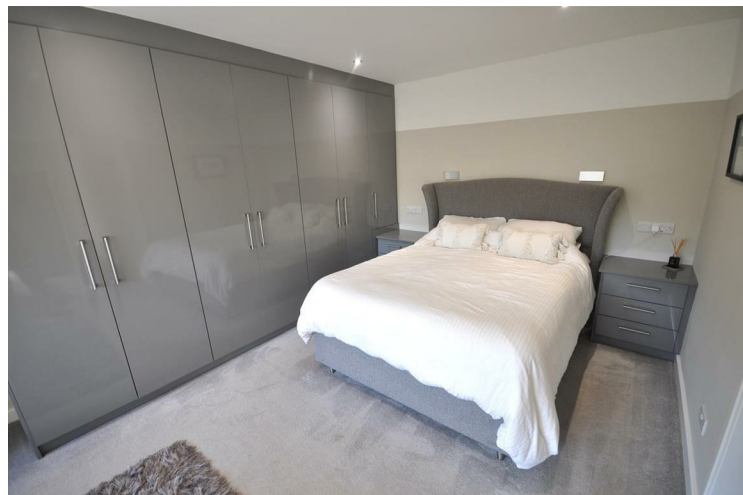
Front remote control roller shutter door. Electric light and power.

GYM

11'2" x 9'3"

Side UPVC double glazed window and UPVC entrance door. Inset ceiling spotlights. Wall mounted electric heater.

The rear garden is a good size with lawn, block paved patio, brick barbecue and timber panelled fencing. There is also a useful hidden storage area to the side of the main bedroom.





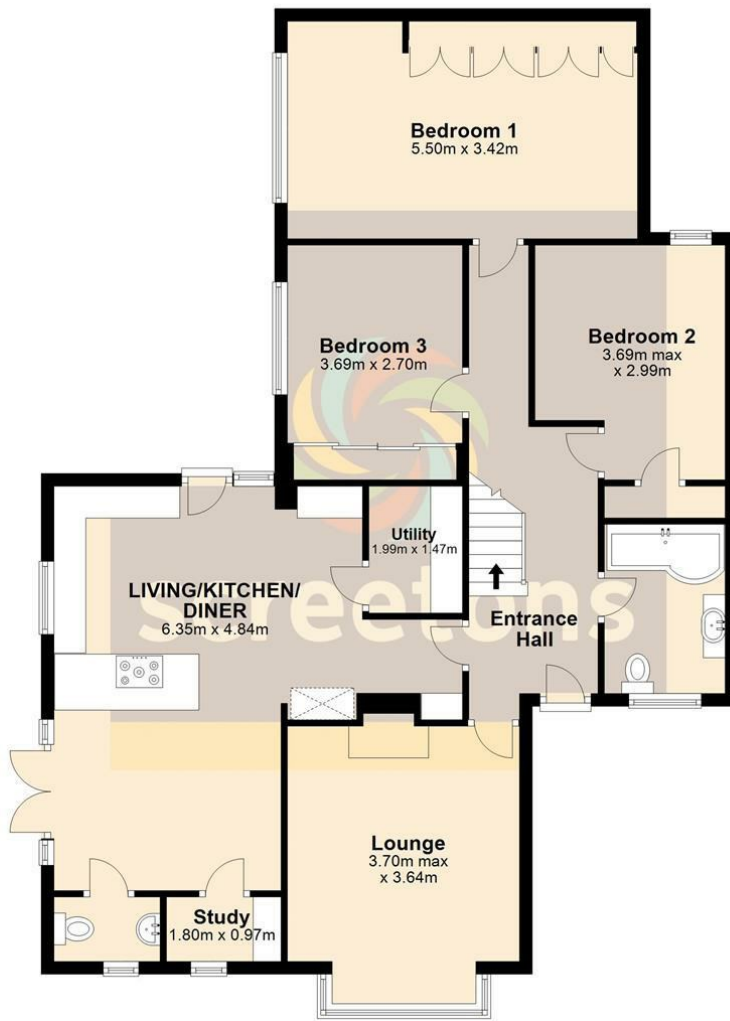


Additional Information

Local Authority - Doncaster
Council Tax - Band B
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		
(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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