



## 41 Canal View Thorne DN8 5GD

Offers Over £400,000

**FREEHOLD**

Immaculate and substantial FIVE bedroom, THREE bathroom detached house extending to over 2,000 sq.ft. Highly sought after small estate. Formal Lounge, Living/kitchen/diner, Utility room, Large sun room and Gym. Private lawned rear garden. Flexible layout ideal for those with dependent relatives. Quiet cul-de-sac location with the town centre and facilities all within walking distance. **VIEWING ESSENTIAL** to appreciate the size.





- IMPRESSIVE FIVE BEDROOM DETACHED HOUSE • Entrance hall, Formal lounge • Living/kitchen/diner, Utility room

## ENTRANCE HALL

Front composite double glazed entrance door. Spindle balustrade staircase leading to the first floor. Doors off the lounge, living/kitchen/diner and w.c. Laminate floor. Radiator with cabinet. Useful understairs storage cupboard.

## LOUNGE

14'5" x 12'10" exc. bay.

Front facing UPVC double glazed walk-in bay window. Feature cream stone fireplace with inset coal effect gas fire with newly fitted bespoke media wall above and extending to LED lit alcove shelving and storage cupboards below. Radiator.

## W.C

5'1" x 3'8"

Front facing UPVC double glazed window. Fitted with a floating vanity wash hand basin with storage below and a concealed cistern w.c. Tiled walls and floor. Chrome towel radiator.

## LIVING/KITCHEN/DINER

24'4" x 9'8"

Rear facing UPVC double glazed window and rear facing UPVC double glazed French doors. Fitted with light blue wall and base cupboards and drawers with granite worksurfaces

extending into a breakfast bar. Inset stainless steel one and a half bowl sink and drainer. Integrated electric oven, grill and four ring induction hob with ceiling mounted extractor hood. Integrated fridge/freezer and dishwasher. Karndean flooring to the kitchen area and laminate floor to the dining area. Two radiators. Inset ceiling spotlights. Door into the sun room.

## SUN ROOM

18'8" x 17'1" max points.

This is a great flexible use room which the current owner has zoned to create a spacious work from home space and playroom. Rear facing UPVC double glazed feature arched window, side facing UPVC double glazed french doors with adjoining windows and two double glazed velux skylights to the vaulted ceiling. Laminate floor. Two radiators. Doors into the utility room and gym.

## UTILITY ROOM

9'8" x 8'0"

Side facing UPVC double glazed window. Fitted with a range of light grey shaker style wall and base units with marble effect laminate work surfaces incorporating a stainless steel sink and drainer. Space and plumbing for washing machine and dryer. Radiator. Concealed wall mounted gas combi central heating boiler.



- Large sun room, Gym
- Large master bedroom with en-suite
- Guest bedroom with en-suite
- Immaculate throughout

## GYM

17'5" x 8'8"

Forming part of the original double garage (the garage door is visible from the outside) the space has been converted into a gym with radiator, rubber matting flooring and UPVC double glazed doors leading into a storage room. The gym equipment is available subject to negotiation.

## STORAGE ROOM

8'0" x 7'4"

Forming part of the original double garage there is an up and over access door.

## LANDING

Spindle balustrade to the staircase. Loft access point with ladder to boarded loft space. Doors off to all rooms.

## MASTER BEDROOM

17'1" x 14'11"

Front and rear facing UPVC double glazed windows. Feature panelled effect wall. Fitted with a range of built-in wardrobes to two walls. Radiator. Inset ceiling spotlights. Door into the en-suite shower room.

## EN-SUITE SHOWER ROOM

6'10" x 4'10"

Rear facing UPVC double glazed window. Fitted with a newly installed suite comprising of a large tiled shower cubicle with mains shower, vanity wash hand basin with storage cupboard and w.c. Brass effect fittings including a brass effect towel radiator. Marble effect tiled walls and floor. Inset ceiling spotlights and extractor fan.

## BEDROOM TWO

14'6" x 12'8"

Front facing UPVC double glazed window. Feature panelled effect walls. Built-in black out blind. Radiator. Door into the en-suite shower room.

## EN-SUITE SHOWER ROOM

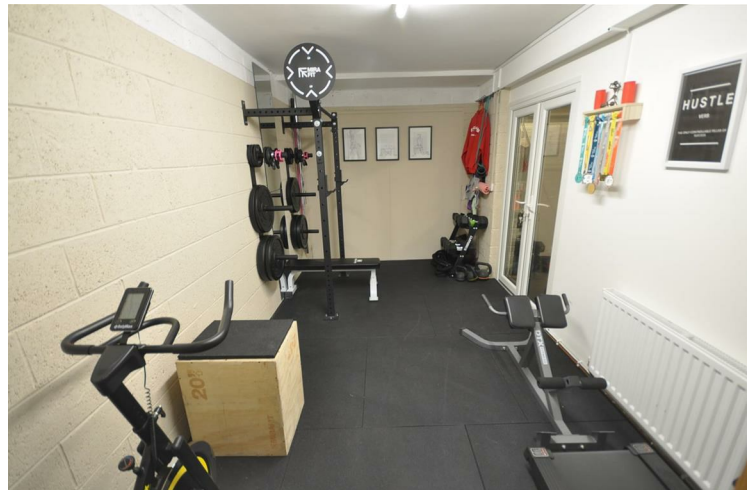
9'8" x 2'11"

Side facing UPVC double glazed window. Fitted with a tiled shower cubicle with mains shower, vanity wash hand basin with storage cupboard and w.c. Chrome towel radiator. Inset ceiling spotlights and extractor fan.

## BEDROOM THREE

12'10" x 9'9"

Rear facing UPVC double glazed window. Feature panelled effect walls. Built-in black out blind. Radiator.



- Sought after small estate • VIEWING ESSENTIAL • Extending to approx. 188.8 sq.m (2,032 sq.ft)

#### BEDROOM FOUR

11'2" x 7'8"

Front facing UPVC double glazed window. Feature panelled effect walls. Built-in black out blind. Radiator.

#### BEDROOM FIVE

11'5" x 6'10"

Rear facing UPVC double glazed window. Radiator. Currently used and showing on the photographs as a home office.

#### BATHROOM

6'5" x 6'4"

Rear facing UPVC double glazed window. Fitted with a white suite comprising of a 'P' shaped bath with electric shower and glass screen over, wash hand basin and concealed cistern w.c. Tiled

walls. Inset ceiling spotlights and extractor fan. Chrome towel radiator.

#### OUTSIDE

There is an open plan lawned front garden with a low box hedge and block paved driveway providing ample off road parking for three cars. There is access to both sides of the property

The rear garden is south facing with a generous sized indian stone paved patio, lawn and timber panelled fencing. There is a timber shed discretely located to the side of the house and an outside cold water tap is installed.

A burglar alarm and CCTV are fitted.





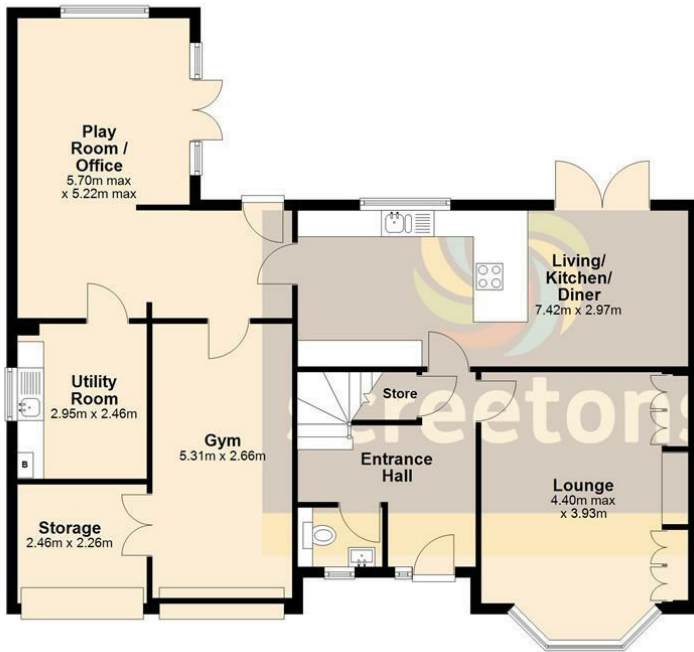


## Additional Information

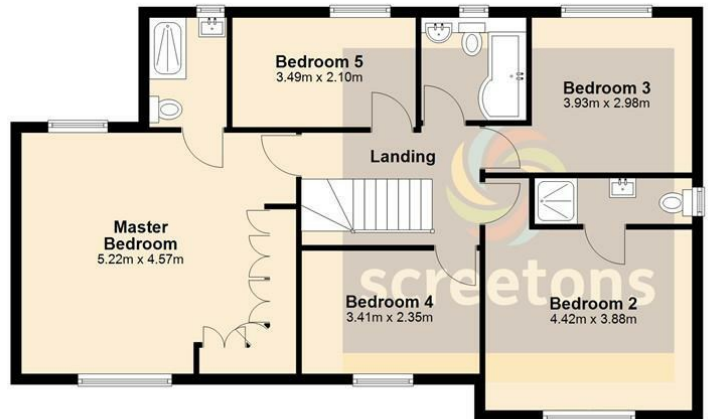
**Local Authority** - Doncaster  
**Council Tax** - Band D  
**Viewings** - By Appointment Only

**Tenure** - Freehold

**Ground Floor**  
Approx. 105.0 sq. metres



**First Floor**  
Approx. 83.8 sq. metres



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	74	80
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

