



10 Edward Court Thorne DN8 4LE

£230,000
FREEHOLD

VIEWING ESSENTIAL. Spacious THREE bedroom link-detached bungalow with stunning living/kitchen/dining extension with bi-fold doors. Modern fitted shower room. Generous sized lounge. Utility room. Ample driveway and parking forecourt. Low maintenance rear garden. Owned solar panels. UPVC double glazed. Gas central heating. Small private residential estate.



- THREE BEDROOM LINK DETACHED BUNGALOW • Stunning Living/Kitchen/Dining extension • Spacious lounge

ENTRANCE PORCH

6'7" x 6'1"

Front composite double glazed entrance door and side facing UPVC double glazed window. Laminate floor. Radiator. Door into the lounge.

LOUNGE

15'5" x 13'1"

Front facing UPVC double glazed window. Inset ceiling spotlights. Two radiators. Doors off to all rooms. Loft access point.

LIVING/KITCHEN/DINER

21'1" x 17'11" max.

Three rear facing UPVC double glazed windows and side facing aluminium double glazed bi-fold doors. Fitted with an extensive range of high gloss white and grey contrasting wall and base units which extend into a generous sized breakfast island with granite effect laminate worksurfaces. Built-in four ring gas hob and ceiling mounted extractor fan and two electric ovens. Space for fridge freezer. Inset ceiling spotlights. Three radiators. Luxury vinyl tiled floor. Doors into the utility room and bedroom three.

UTILITY ROOM

4'10" x 4'4"

Wall mounted gas combi central heating boiler. Space and plumbing for washing machine. Ample space for further storage.

BEDROOM ONE

11'9" x 9'11"

Front facing UPVC double glazed window. Radiator.

BEDROOM TWO

11'5" x 8'7"

Rear facing UPVC double glazed window. Radiator.

BEDROOM THREE

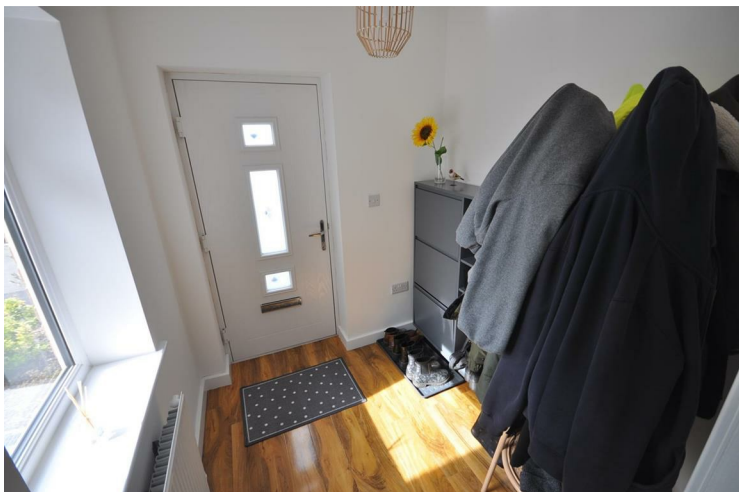
11'11" x 8'5"

Front facing UPVC double glazed window. Radiator.

SHOWER ROOM

8'1" x 6'6"

Rear facing UPVC double glazed window. Fitted with a modern suite comprising of a tiled level access shower cubicle with mains shower and built-in storage cupboards housing the sink and w.c. Tiled walls and floor. Inset ceiling spotlights.



- Modern fitted shower room • Owned solar panels • UPVC double glazed • Gas central heating • Ample off road parking/driveway

OUTSIDE

There is a generous sized tarmac frontage and driveway providing off road parking which leads up to the bungalow with decorative block paved areas and planted front bed. A wide timber gate to the left side leads into the rear garden.

The rear garden is private and landscaped to provide an attractive and low maintenance garden with artificial lawn, indian sandstone paved seating area and timber panelled fencing. There is a gate in the side fence giving direct access to King Edward Road to save walking through the estate. An outside cold water tap is fitted.

SOLAR PANELS

Solar panels are installed offering great electricity savings which are owned by the bungalow and not leased.



- Low maintenance rear garden
- Extending to approx. 89.8 sq.m





Additional Information

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

Tenure - Freehold

Floor Plan



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	
	84	89

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

