



50 Bryson Close Thorne DN8 5GH

Offers Over £185,000

FREEHOLD

Ideal First Time Buy. THREE bedroom DETACHED house with open aspect to rear. Lounge, dining room and modern fitted kitchen. Modern fitted bathroom & en-suite. Side driveway and private rear garden. Small popular residential estate overlooking green. Viewing Essential.



- **THREE BEDROOM DETACHED HOUSE**
- Lounge, Modern fitted kitchen
- Dining room with patio doors
- Ground floor w.c.

ENTRANCE LOBBY

Front UPVC double glazed entrance door. Staircase leading to the first floor. Door into the lounge. Radiator.

LOUNGE

14'6" x 12'4"

Front facing UPVC double glazed bow window. Laminate floor.

Large useful built-in storage cupboard with double doors.

Radiator. Door into the inner lobby.

INNER LOBBY

Door leading into the w.c and dining room.

W.C

4'4" x 4'3"

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

DINING ROOM

8'2" x 8'1"

Rear facing UPVC double glazed sliding patio doors. Laminate floor. Radiator. Open access into the kitchen.

KITCHEN

8'11" x 7'4"

Rear facing UPVC double glazed window. Fitted with a modern

range of grey shaker style wall and base units with timber effect laminate worksurfaces incorporating a sink and drainer with splashback tiling. Integrated four ring gas hob, electric oven and extractor hood above. Built-in and concealed fridge freezer and washing machine. Laminate floor.

LANDING

Side facing UPVC double glazed window. Useful built-in storage cupboard also housing the hot water tank. Doors off to all rooms. Loft access point. Radiator.

BEDROOM ONE

12'5" x 12'5"

Front facing UPVC double glazed window. Built-in wardrobes and high level storage cupboards. Door into the en-suite. Radiator.

EN-SUITE

5'6" x 2'11"

Front facing UPVC double glazed window. Fitted with a shower cubicle with mains shower and granite effect panelled walls and a pedestal wash hand basin. Tiled floor. Inset ceiling spotlights. Chrome towel radiator.



- En-suite to master bedroom • UPVC double glazed • Gas central heating • Side driveway, Gardens overlooking fields • Small private estate overlooking green • Extending to approx. 70.8 sq.m

BEDROOM TWO

9'4" x 8'0"

Rear facing UPVC double glazed window. Radiator.

BEDROOM THREE

6'9" x 6'2"

Rear facing UPVC double glazed window. Radiator.

BATHROOM

6'2" x 6'2"

Side facing UPVC double glazed window. Fitted with a modern white suite comprising of a panelled bath with central taps and mains shower and glass screen over and a vanity wash hand basin with storage and w.c. Tiled walls and floor. Inset ceiling spotlights. Chrome towel radiator.

OUTSIDE

There is a lawned front garden with established shrubs to the front boundary and driveway providing off road parking and leading to the side of the house. A gate to the side leads into the rear garden where the driveway could be extended if required but currently houses two garden sheds.

The rear garden is lawned with paved patio, timber panelled fencing and hedge to the rear overlooking farmland. An outside cold water tap is fitted.





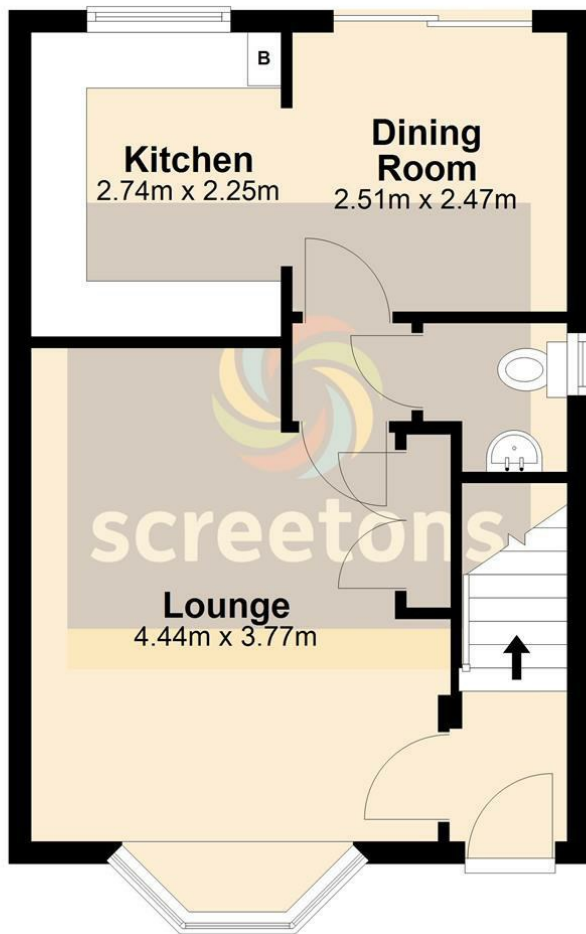


Additional Information

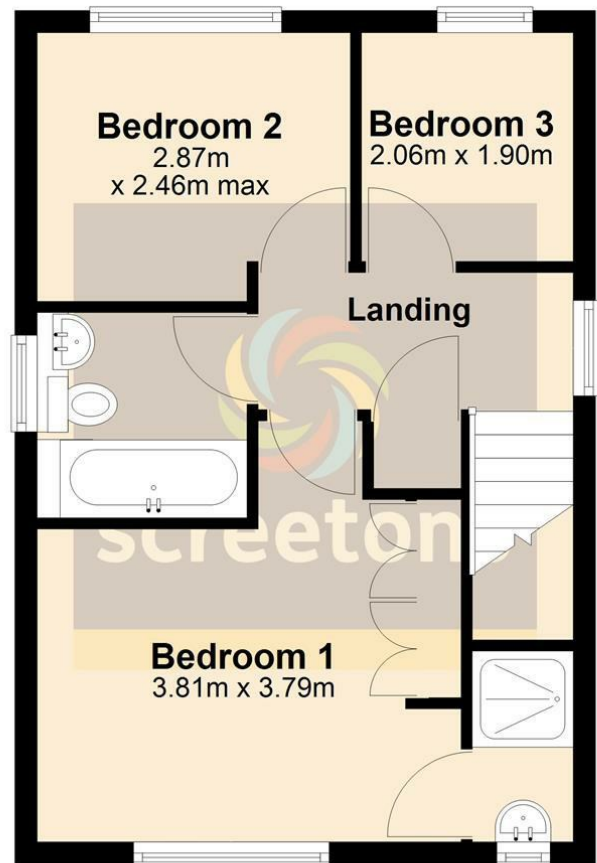
Local Authority - Doncaster
Council Tax - Band C
Viewings - By Appointment Only

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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