



11 Laburnum Avenue
Moorends DN8 4SF

Offers Over £210,000

FREEHOLD

Viewing Essential. Fully renovated TWO DOUBLE bedroom DETACHED bungalow with GARAGE. Stunning open plan kitchen/diner. Generous sized lounge. Modern fitted shower room. Re-wired and re-plumbed. New decoration and carpets. Literally walk in and un pack. NO UPWARD CHAIN INVOLVED.



- TWO DOUBLE BEDROOM DETACHED BUNGALOW • Recently renovated throughout • Brand new stylish fitted kitchen/diner

INFORMATION

The bungalow has recently undergone a full modernisation and transformation including a revised internal layout making this a unique property on this quiet cul de sac. Ideal for those looking to move in, unpack and benefit from brand new kitchen and shower room fittings, carpets and decoration with full re-wire and replumbing including new radiators.

KITCHEN/DINER

16'10" x 11'2"

Front facing UPVC double glazed window and brand new side double glazed composite entrance door with adjoining double glazed window. Fitted with a stylish range of brand new shaker style wall and base units with wood effect interiors. Timber effect laminate worksurfaces incorporating a sink and drainer. Integrated electric double fan oven with grill and four ring electric hob with extractor hood above. Large larder units with adjoining cupboard housing the wall mounted gas combi central heating boiler. Space for washing machine and fridge freezer. Inset ceiling spotlights. Concealed plinth heater. Laminate floor. Doors into the lounge and inner hall.

LOUNGE

16'10" x 11'1"

Front facing UPVC double glazed window. Feature timber

fireplace with granite hearth and inset to a pebble effect gas fire. Central pendant light with two matching wall lights.

Radiator.

INNER HALL

Doors off to both bedrooms and shower room. Loft access point.

BEDROOM ONE

12'8" x 10'4"

Rear facing UPVC double glazed window. Radiator.

BEDROOM TWO

12'0" x 8'0" min.

Measurements not including the bay window. Rear facing UPVC double glazed walk-in bay window with door leading into the rear garden. Radiator.

SHOWER ROOM

6'5" x 5'2"

Side facing UPVC double glazed window. Fitted with a brand new suite comprising of a large porcelain tiled shower cubicle with mains powered multi jet shower, vanity wash hand basin with storage and concealed cistern w.c. Porcelain tiled walls and floor. Chrome towel radiator. Central ceiling pendant light.



- Spacious lounge • Brand new shower room • UPVC double glazed • Gas central heating • Brand new carpets and decoration • Garage, Driveway & Gardens • Extending to approx. 64.6 sq.m

OUTSIDE

There is a freshly lawned front garden with railway sleeper edged beds planted with olive trees, hydrangeas and ferns.

There is a driveway providing off road parking and leading to the garage with gates to both side of the bungalow leading into the rear garden.

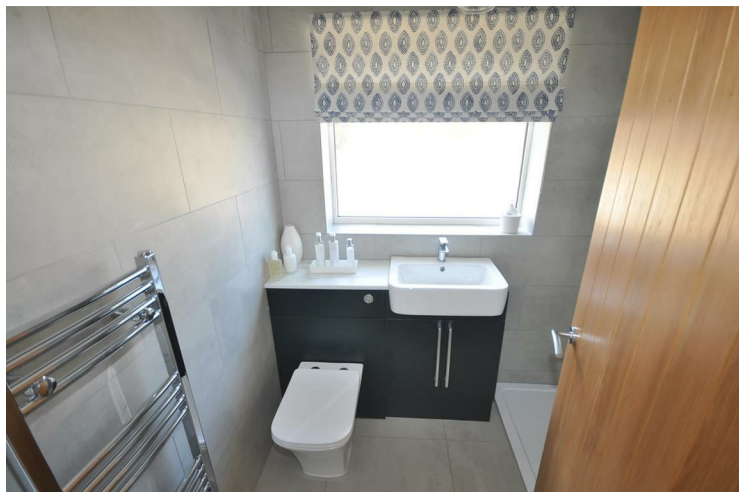
GARAGE

17'8" x 8'7"

Front up and over access door. Rear facing single glazed window and side aluminium entrance door.

The rear garden is a good size with lawn and established flower and shrub borders, paved patio and timber panelled fencing.

NO UPWARD CHAIN INVOLVED





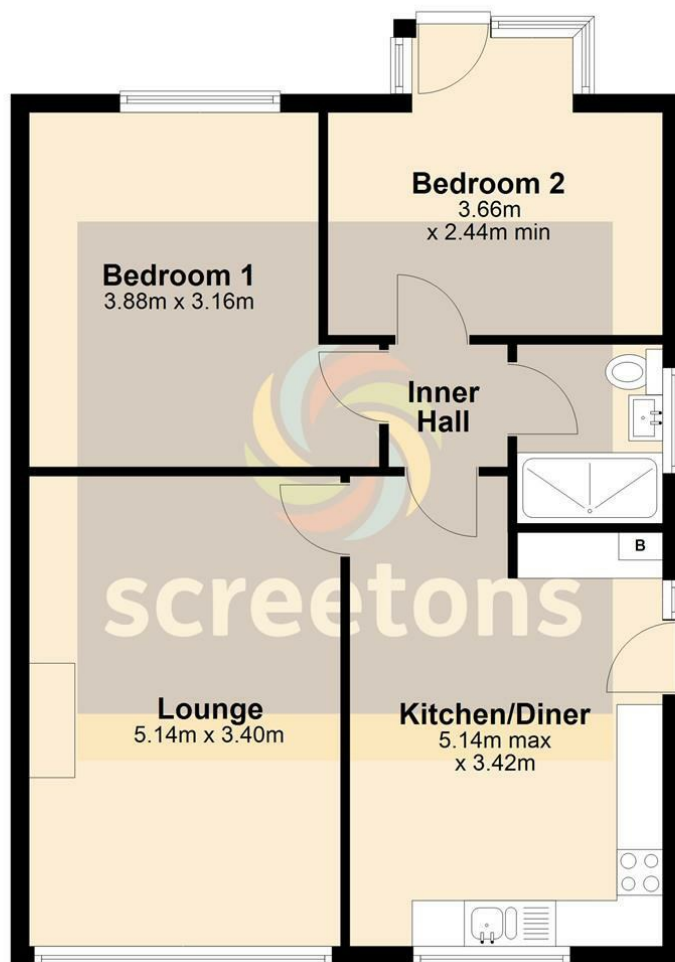


Additional Information

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		
	61	78
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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