



109 Grampian Way Thorne DN8 5YS

Offers Over £240,000

FREEHOLD

VIEWING ESSENTIAL. EXTENDED FOUR bedroom, TWO bathroom semi-detached house. Stunning living/kitchen/diner extension with quartz worksurfaces and bi-fold doors. Spacious lounge. Extensive parking, carport and garage. Wall enclosed rear garden. Ideal family sized home. Popular residential area.



- EXTENDED FOUR BEDROOM SEMI-DETACHED HOUSE • Stunning Living/kitchen/diner extension • Kitchen with quartz worksurfaces and island

ENTRANCE PORCH

4'8" x 4'8"

Front composite double glazed entrance door and side facing UPVC double glazed window. Laminate floor. Space for coat and shoe storage. Door into the lounge.

LOUNGE

15'10" x 14'2"

Front facing UPVC double glazed bow window. Spindle balustrade staircase leading to the first floor. Useful understairs storage cupboard also housing the wall mounted gas combi central heating boiler. High level T.V power point. Laminate floor. Radiator. Door into the living/kitchen/diner.

LIVING/KITCHEN/DINER

18'9" x 15'10" max.

Side UPVC double glazed entrance door and side facing UPVC double glazed window with rear double glazed bi-fold doors. Fitted with an extensive range of contemporary high gloss white handleless base units with contrasting marble effect tall units. Quartz worksurfaces extending into a large breakfast island. Inset sink and drainer. Integrated five ring electric hob with extractor hood above and two electric ovens. Built-in and concealed tall larder fridge, larder freezer, washing machine, dryer and dishwasher. Feature vaulted ceiling with

velux skylight window and inset ceiling spotlights. Two tall contemporary radiators.

LANDING

Loft access to boarded loft with lighting. Doors off to all rooms.

MASTER BEDROOM

17'7" x 10'0"

Front facing UPVC double glazed window. Radiator. Door into the en-suite bathroom.

EN-SUITE BATHROOM

9'11" x 5'2"

Rear facing UPVC double glazed window. Fitted with a suite comprising of a corner bath, glass wash hand basin and w.c. Tiled walls. Radiator.

BEDROOM TWO

13'3" x 9'6"

Rear facing UPVC double glazed window. Radiator.

BEDROOM THREE

9'5" x 8'6"

Front facing UPVC double glazed window. Radiator.



- Large master bedroom with en-suite bathroom
- Family shower room
- UPVC double glazed
- Gas central heating

BEDROOM FOUR

7'1" x 6'11"

Front facing UPVC double glazed window. Useful built-in storage cupboard. Radiator.

SHOWER ROOM

6'0" x 5'4"

Rear facing UPVC double glazed window. Fitted with a white suite comprising of a tiled shower cubicle with mains shower, vanity wash hand basin with storage below and w.c. Fully tiled walls. Chrome towel radiator.

OUTSIDE

The front garden is timber fence enclosed with timber gates leading onto a block paved driveway providing off road parking and leading to the carport.

CARPORT

24'6" x 10'0"

Timber gates lead through the carport which is block paved providing further parking and leading to the garage. An outside cold water tap is fitted.

GARAGE

18'7" x 10'4"

Brick and breezeblock built with up and over access door.

Electric light and power.

The rear garden is wall enclosed with a block paved seating area, artificial lawn and a further block paved and covered seating/hot tub area. If the extra parking isn't needed within the carport, this area could easily be incorporated and used as garden and entertaining space.

SOLAR PANELS

Solar panels are installed offering great electricity savings.



- Extensive parking/carport & Garage • Wall enclosed rear garden • Extending to approx. 106.9 sq.m



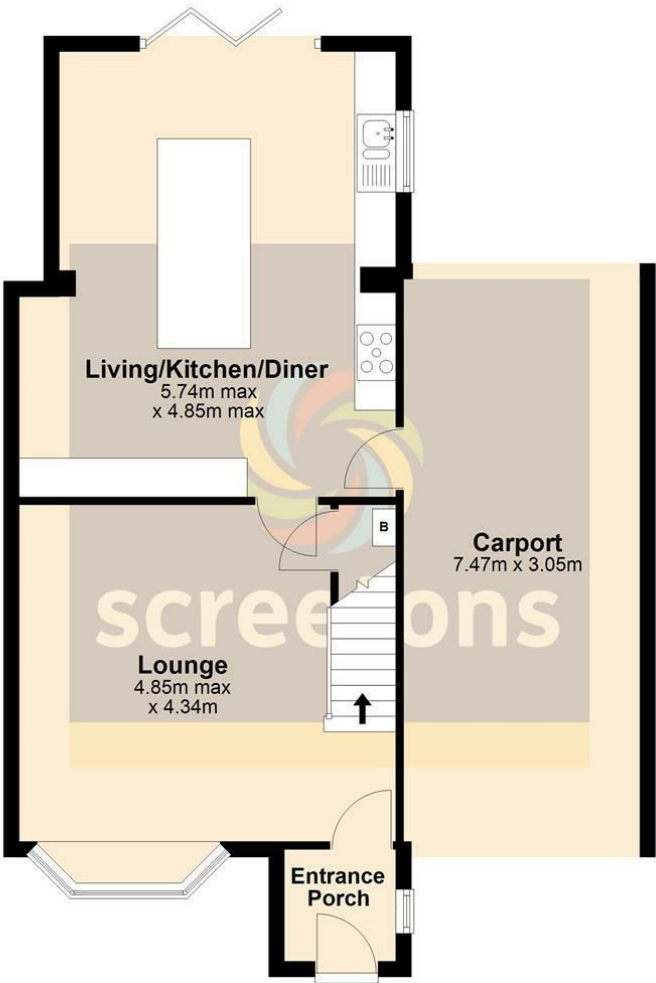


Additional Information

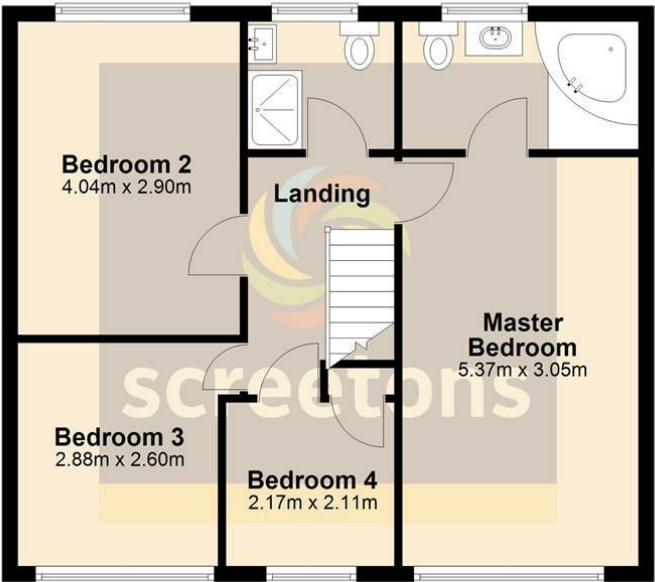
Local Authority - Doncaster
Council Tax - Band B
Viewings - By Appointment Only

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	73	73
(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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