



94B North Eastern Road
Thorne DN8 4AS

Offers Around £290,000

FREEHOLD

VIEWING ESSENTIAL. Family sized FOUR bedroom, TWO bathroom detached house with garage. Entrance hall, Lounge, Dining room, Kitchen, Utility & Conservatory. Landscaped gardens & driveway. Immaculate presentation throughout. Popular residential area.



- SPACIOUS FOUR BEDROOM DETACHED HOUSE • Entrance hall, Lounge, Dining Room • UPVC Conservatory, Fitted Kitchen

COVERED PORCH

ENTRANCE HALL

Front composite double glazed entrance door with adjoining UPVC double glazed window. Spindle balustrade staircase leading to the first floor. Doors off to all rooms. Radiator.

LOUNGE

14'9" x 10'9"

Front facing UPVC double glazed walk-in bay window. Double doors opening into the dining room. Two radiators.

DINING ROOM

10'4" x 9'11"

Rear UPVC double glazed French doors leading into the conservatory. Radiator.

CONSERVATORY

12'2" x 8'11"

Front, side and rear facing UPVC double glazed windows and side UPVC double glazed entrance door. Tiled effect laminate floor. Radiator.

KITCHEN

12'9" x 11'2" max.

Rear and side facing UPVC double glazed windows. Fitted with

a range of cream wall and base units with butchers block effect laminate worksurfaces incorporating a stainless steel sink and drainer with tiled splashbacks. Breakfast bar area. Integrated electric oven, four ring gas hob and extractor hood above. Space and plumbing for dishwasher and washing machine. Open access into the utility area and internal door into the garage.

UTILITY AREA

5'3" x 4'3"

Useful built-in storage cupboard. Space for American style fridge freezer. Radiator. Rear composite double glazed entrance door to the garden.

W.C

4'11" x 2'8"

Fitted with a white suite comprising of a corner wash hand basin and w.c. Radiator.

LANDING

Doors of to all rooms. Loft access point. Built-in cylinder/airing cupboard.

MASTER BEDROOM

13'6" x 11'5" min.

Front facing UPVC double glazed window. Built-in wardrobe



- Utility room, UPVC double glazed
- Gas central heating
- Family bathroom, En-suite shower room
- Driveway, Landscaped gardens

with sliding mirror doors. Feature panelled effect wall.

Radiator. Door into the en-suite shower room.

EN-SUITE SHOWER ROOM

6'7" x 5'5"

Front facing UPVC double glazed window. Fitted with a white suite comprising of a tiled shower cubicle with mains shower, pedestal wash hand basin and w.c. Chrome towel radiator.

BEDROOM TWO

14'6" x 8'5"

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

BEDROOM THREE

11'5" x 8'1"

Rear facing UPVC double glazed window. Built-in wardrobe. Radiator.

BEDROOM FOUR

10'2" x 8'5"

Rear facing UPVC double glazed window. Feature panelled effect walls and feature acoustic panelling to one wall. Radiator.

BATHROOM

8'3" x 6'5"

Rear facing UPVC double glazed window. Fitted with a white three piece suite comprising of a panelled bath, pedestal wash hand basin and w.c. Tiled walls. Chrome towel radiator.

OUTSIDE

To the front of the property is a driveway providing off road parking and leading to the garage with open plan gravelled area proving further parking if required. There is a gate and path to the right side leading into the rear garden.

GARAGE

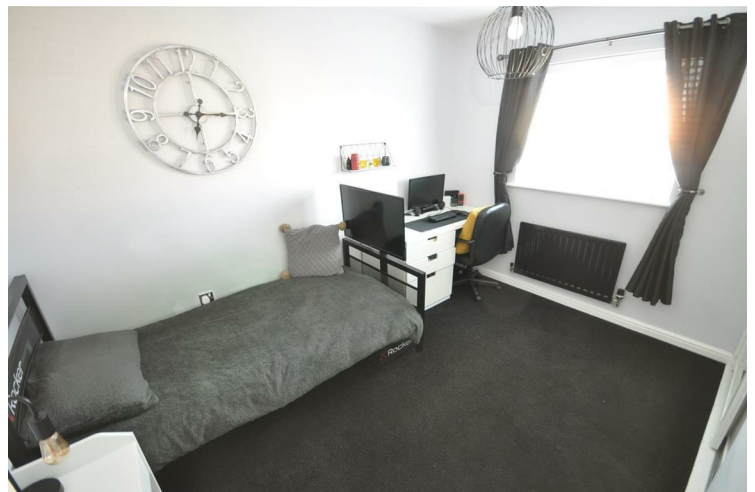
16'8" x 8'1"

Front remote control electric garage door. Electric light and power. Wall mounted gas central heating boiler.

The rear garden has been attractively landscaped with paved seating areas, artificial lawn, raised planted beds with integral lighting and a covered gazebo/entertaining space with decked floor. An outside cold water tap is fitted.

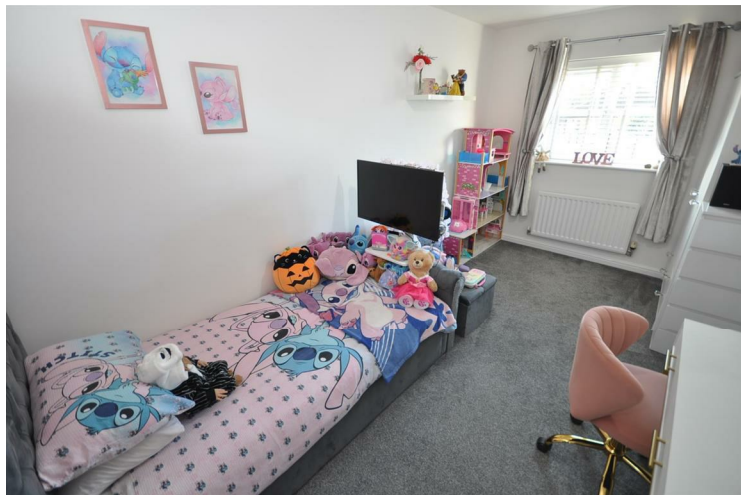
SOALR PANELS

Solar panels are installed offering great electricity savings.



- Garage, Popular residential area • Viewing Essential, Ideal Family Home • Extending to approx. 126.1 sq.m (inc. garage)



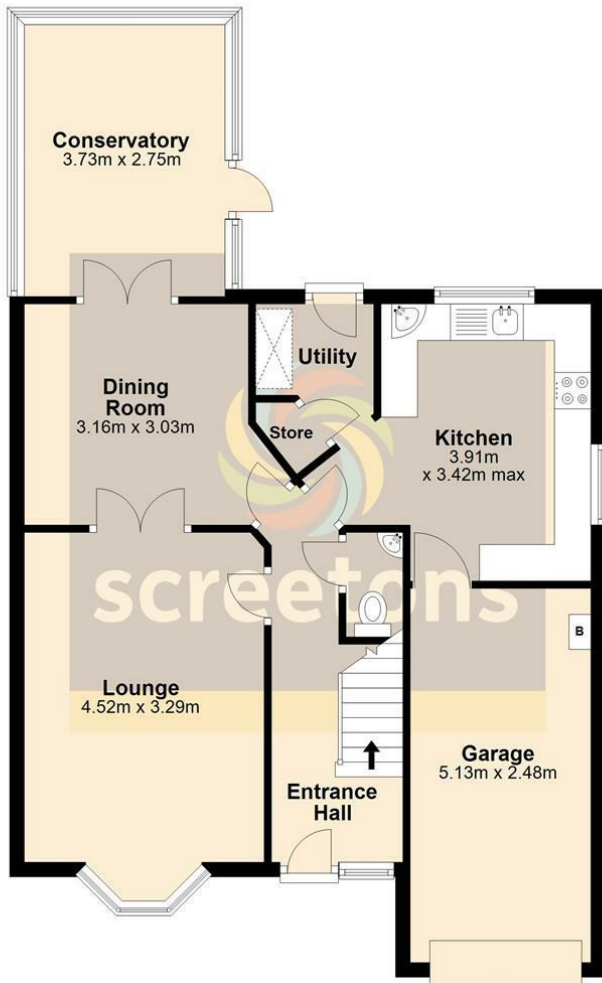


Additional Information

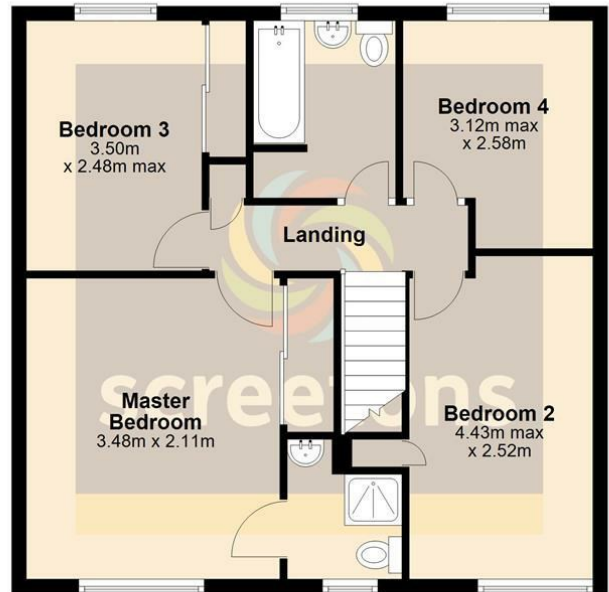
Local Authority - Doncaster
Council Tax - Band D
Viewings - By Appointment Only

Tenure - Freehold

Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	89
(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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