



**51 Ellison Street  
Thorne DN8 5LE**

**Offers Around £330,000  
FREEHOLD**

Viewing Essential to appreciate deceptive size and flexibility. Four bedrooms with annexe potential. Two bathrooms. Lounge, Dining room, Fitted Kitchen & Utility room. Study Space. Spacious gated driveway/parking for four cars. Hidden generously sized secret style garden. Outbuildings. Close to schools, shops & facilities and easy access to the motorway network.



- FOUR BEDROOM DETACHED HOUSE • Spacious accommodation with annexe option • Lounge, Fitted Kitchen, Dining room

## KITCHEN

18'3" x 9'4"

Rear UPVC double glazed stable style entrance door and adjoining UPVC double glazed window. Fitted with a range of blue finished wall and base units with quartz worktops incorporating a ceramic one and a half bowl sink and drainer with tiled splashbacks. Feature cooker opening with beamed mantel and an electric range style cooker. Space for dishwasher and undercounter fridge. Built-in wine rack and display shelving. Laminate floor. Tall radiator. Doors into the dining room and utility room.

## DINING ROOM

14'10" x 10'0"

Front facing UPVC double glazed window. Feature timber fireplace with cast iron inset. Timber floor. Two radiators. Glazed doors into the staircase lobby and study area/inner hall.

## STAIRCASE LOBBY

Staircase leading to the first floor.

## STUDY AREA / INNER HALL

Two rear facing UPVC double glazed windows. Tiled floor. Radiator. Glazed door into the lounge.



## LOUNGE

18'3" x 15'6" max.

Front facing UPVC double glazed window and rear UPVC double glazed french doors and adjoining UPVC double glazed windows opening into the garden. Feature brick fireplace opening with beamed mantel and brick hearth to an electric stove effect fire. Feature beam to the ceiling. Two radiators.

## UTILITY ROOM

9'2" x 6'1"

Accessed off the kitchen. Rear facing UPVC double glazed window. Fitted with green storage cupboard with laminate worksurfaces. Space and plumbing for washing machine and dryer. Wall mounted gas combi central heating boiler. Space for american style fridge/freezer. Radiator. Door into bedroom four/potential annexe.

## BEDROOM FOUR/ANNEXE

17'4" x 15'11"

Fabulous space which would make an ideal annexe, master suite or even a fabulous work from home space. Rear facing UPVC double glazed french doors with adjoining UPVC double glazed window. Feature display shelves. Two radiators. Door into the en-suite and walk-in wardrobe.



- Utility Room, Study area
- UPVC double glazed, Gas central heating
- Ground floor bedroom four with en-suite & walk-in wardrobe

### EN-SUITE SHOWER ROOM

5'10" x 5'2"

Rear facing UPVC double glazed window. Fitted with a modern white suite comprising of a concrete effect panelled shower cubicle with electric shower, floating vanity wash hand basin and w.c. Inset ceiling spotlights. Radiator.

### WALK-IN WARDROBE

6'3" x 6'2"

### FIRST FLOOR LANDING

Rear facing UPVC double glazed window. Spindle balustrade to the stairs. Loft access point. Radiator. Doors off to all rooms.

### BEDROOM ONE

14'9" x 12'0"

Front facing UPVC double glazed window. Two built-in wardrobes/storage cupboards. Radiator.

### BEDROOM TWO

18'8" x 9'11" max.

Front and rear facing UPVC double glazed windows. Radiator.

### BEDROOM THREE

9'11" x 9'1"

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

### BATHROOM

11'2" x 9'4"

Rear facing UPVC double glazed window. Fitted with a four piece suite comprising of a feature roll top claw foot bath, large tiled shower cubicle with mains shower, vanity wash hand basin and w.c. Tiled walls. Two radiators.

### OUTSIDE

'Coach House Cottage' is privately accessed through wrought iron gates which leads onto a gravelled parking area. From here there is French door access into bedroom four/annexe which could also make a perfect work from home space, directly from the parking area. A five bar gate leads into the private and fence enclosed rear garden which has been attractively laid out with a large gravelled seating/entertaining space with hot tub and two hobby sheds and greenhouse. There are two brick outbuildings comprising of storage shed and an outside w.c. There is a further lawned area with established shrubs and trees including apple and pear trees, creating a private secret style garden with gate at the bottom to a small play area.



- Gated driveway/parking
- Hidden good sized rear gardens, Outbuildings and Hot tub
- Viewing Essential to appreciate
- Extending to approx. 158.9 sq.m

### HOBBY SHED ONE

12'3" x 7'4"

With electric light and power, fully insulated and laminate floor.

### HOBBY SHED TWO

11'5" x 7'6"

With electric light and power, fully insulated and laminate floor.

### BRICK OUTBUILDING

6'6" x 5'9"

With electric lighting.

### BRICK OUTSIDE W.C

6'3" x 2'11"

Fitted with a low flush w.c.





## Additional Information

**Local Authority** - Doncaster

**Council Tax** - Band D

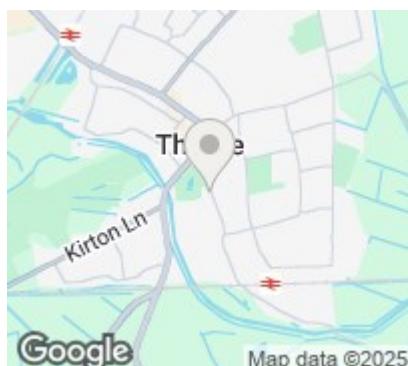
**Viewings** - By Appointment Only

**Tenure** - Freehold

## Ground Floor



## First Floor



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