



29 Field Road
Thorne DN8 4AG

Offers Around £245,000

FREEHOLD

VIEWING ESSENTIAL. Full of original character and features. Ideal family sized **THREE DOUBLE** bedroom plus box room/study semi-detached home. Lounge and dining room. Large breakfast kitchen & utility. Impressive hallway. Shower room and bathroom. Driveway, Gardens and rear car parking/access. Close to shops, facilities and motorway access.



- TRADITIONAL THREE DOUBLE BEDROOM SEMI-DETACHED • Full of original features and character • Impressive Hall, Lounge, Dining room

OPEN PORCH

SPACIOUS ENTRANCE HALL

Front composite double glazed entrance door. Feature spindle balustrade staircase leading to the split level first floor landing. Timber flooring. Radiator with cabinet. Glazed doors into the lounge, dining room and kitchen/breakfast room.

LOUNGE

16'8" x 12'2"

Front facing UPVC double glazed bow window. Feature deep coved ceiling, ceiling rose and picture rail. Laminate floor. Floating style wall mounted T.V storage and display unit. Radiator.

DINING ROOM

11'5" x 10'2"

Rear facing UPVC double glazed window. Coved ceiling with picture rail. Laminate floor. Tall radiator.

KITCHEN/BREAKFAST ROOM

16'9" x 9'9"

Side facing UPVC double glazed bay window with an additional UPVC double glazed window. Fitted with an extensive range of cream wall and base units with butchers block worksurfaces and tiled splashbacks. Bespoke made to

measure one and a half bowl sink and drainer. Built-in electric oven and grill and five ring gas hob with extractor hood above. Space for american style fridge freezer. Laminate breakfast bar peninsula. Radiator. Tiled effect laminate floor. Open access into the utility area.

UTILITY ROOM

7'11" x 7'8"

Side UPVC double glazed entrance door. Matching wall and base units with butchers block worksurfaces. Space and plumbing for washing machine. Wall mounted gas combi central heating boiler. Radiator with cabinet. Tiled effect laminate floor. Door into the shower room.

SHOWER ROOM

7'11" x 5'9"

Side facing UPVC double glazed window. Fitted with a corner shower cubicle with electric shower and PVC panelled walls, pedestal wash hand basin and w.c. Radiator.

SPACIOUS LANDING

Impressive split level landing with stairs leading to the front and rear rooms. Glazed light well to the ceiling. Coved ceiling, picture rail and dado rails. Tall radiator.



- Large Kitchen/breakfast room, Utility room • UPVC double glazed, Gas central heating • Ground floor shower room

BEDROOM ONE

14'7" x 10'0"

Rear facing UPVC double glazed window. Built-in triple sliding door wardrobes. Coved ceiling with picture rail. Radiator.

BEDROOM TWO

13'5" x 9'10"

Front facing UPVC double glazed window. Built-in wardrobe with sliding doors. Coved ceiling with picture rail. Tall radiator.

BEDROOM THREE

9'9" x 9'4"

Rear facing UPVC double glazed window. Feature original cast iron fireplace. Coved ceiling. Radiator.

BOX ROOM/STUDY

7'10" x 5'4"

Front facing UPVC double glazed window. Laminate floor. Radiator.

BATHROOM

6'9" x 6'3"

Side facing UPVC double glazed window. Fitted with a modern white suite comprising of a panelled bath with glass screen and mixer tap shower attachment with PVC panelled walls,

vanity wash hand basin with storage and concealed cistern w.c with additional built-in storage. LED wall mirror. Tiled walls and floor. Chrome towel radiator.

OUTSIDE

To the front is a wrought iron gated driveway providing ample off road parking with ELECTRIC VEHICLE CHARGING POINT, timber panelled fencing to the side and an established laurel hedge. A passageway to the right, shared with No 31, provides access into the private rear garden. We understand there is a verbal agreement with number 27 allowing access to empty dustbins.

The rear garden is a good size and is split into different areas comprising of a porcelain tiled seating area with external power sockets and an outside cold water tap. A porcelain tiled path continues past the first garden shed and attached brick garden store and continues onto the lawn with raised planted beds. A paved path leads down to a covered seating area with adjoining workshop/garden room with the path continuing through a wrought iron gate and into the rear parking area where there are tall wrought iron gates giving access into the rear service road. The parking area measures approximately 5.90m wide and 7.69m long with the gate opening being approx. 3.27m. The original garage front



- First floor modern bathroom, Box room/study • Rear car parking and access, Electric Car Charging Point • Viewing essential to appreciate size • Extending to approx. 129.5 sq.m

remains and can be seen on the photograph and could be rebuilt if a garage was required. The current owner has taken most of the garage down and left a small section which is used for storage. Access to the rear service road is via North Eastern Road.

WORKSHOP/GARDEN ROOM

10'5" x 8'9"

With electric light and power. Currently used with chest freezer and dryer.

GARDEN SHED

13'8" x 6'1"

With electric light and power.

ATTACHED BRICK GARDEN STORE

8'7" x 2'11"

With rear facing window.





Additional Information

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

Tenure - Freehold



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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