



30 Southfield Road Thorne DN8 5NS

Offers Around £235,000

FREEHOLD

VIEWING ESSENTIAL to appreciate size. **EXTENDED THREE** bedroom traditional semi-detached house with character. Lounge with log burner. Spacious lounge/diner with French doors. Fitted kitchen/ breakfast room. Substantial Garage. Private gardens and gated driveway. Close to schools and facilities.



- EXTENDED THREE BEDROOM SEMI-DETACHED HOUSE • Bay windowed lounge with log burner • Lounge/diner with french doors

OPEN PORCH

ENTRANCE HALL

Front composite double glazed entrance door with adjoining UPVC double glazed windows. Spindle baustrade staircase leading to the first floor with useful storage cupboard below with glazed side window and also housing the wall mounted gas combi central heating boiler. Laminate floor. Radiator.

LOUNGE

13'7" x 10'2"

Measurements do not include the bay window. Front facing UPVC double glazed walk-in bay window. Feature fireplace with slate hearth and timber mantle to a cast iron log burner. Laminate floor. Radiator.

LOUNGE/DINING ROOM

23'1" x 12'7"

Rear facing UPVC double glazed french doors. Feature cast iron fireplace with granite hearth and pebble effect gas fire. Glazed decorative window and feature timber beam. Two radiators.

KITCHEN/BREAKFAST ROOM

19'5" x 9'6"

Rear facing UPVC double glazed window and rear UPVC

double glazed entrance door. Fitted with a range of white shaker style wall and base units with timber effect laminate worksurfaces incorporating a stainless steel one and a half bowl sink and drainer with tiled splashbacks. Free stainless 5 ring gas stove cooker with stainless steel splashback and extractor hood above. Space for fridge freezer, dishwasher and washing machine. Ample space for a breakfast table/island. Tiled effect laminate floor. Tall radiator.

LANDING

Spindle balustrade to the staircase. Side facing UPVC double glazed window. Doors off to all rooms.

BEDROOM ONE

12'6" x 10'3"

Measurements do not include the bay window. Front facing UPVC double glazed walk-in bay window. Built-in mirror glazed wardrobes. Radiator.

BEDROOM TWO

12'6" x 10'0"

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

BEDROOM THREE

8'0" x 7'2"

Front facing UPVC double glazed window. Radiator.



• Fitted kitchen • UPVC double glazed • Gas central heating • Useful loft room • Large breezeblock Garage/workshop • Gated frontage, Private rear garden • Extending to approx. 109.3 sq.m (exc loft room)

BATHROOM

7'10" x 6'10"

Rear facing UPVC double glazed window. Fitted with a modern white suite comprising of a 'P' shaped bath with mains shower and glass screen over, pedestal wash hand basin and w.c. Tiled walls. Chrome towel radiator.

USEFUL LOFT ROOM

13'11" x 10'11"

Accessed off the landing to the side of bedroom two. Spindle balustrade. Rear facing skylight window. Radiator.

OUTSIDE

The front garden is walled with wrought iron railings and gates leading onto the block paved driveway/forecourt proving ample off road parking with feature ornamental trees. The block paved driveway continues to the side of the house and through timber double gated into the rear garden and also to the garage.

DETACHED GARAGE/WORKSHOP

Constructed of breezeblock with decorative timber cladding and a pitched and tiled roof. Divided into two sections as follows;

GARAGE FRONT SECTION

22'3" x 12'4"

Front timber double access doors. Door into a toilet fitted with a wash hand basin and w.c. Inspection Pit. Side facing single glazed window. Electric light and power. Internal door through to the rear section.

GARAGE REAR SECTION

20'2" x 12'4"

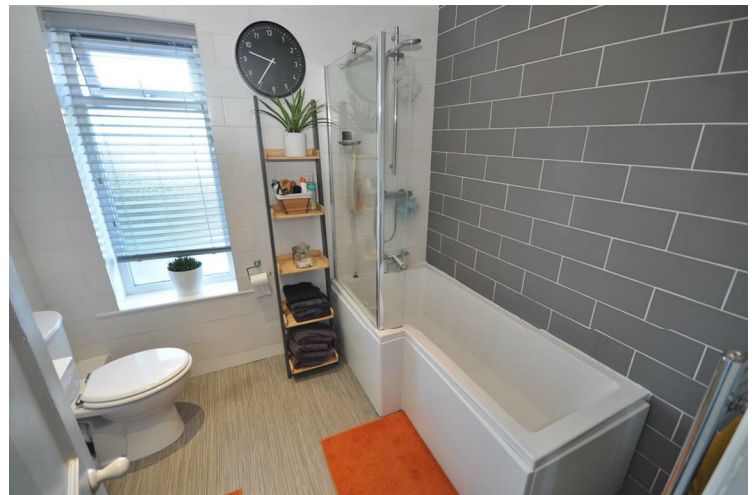
Two side facing single glazed windows. Electric light and power.

The windows are not visible on the outside photos as they have been timber clad over but could easily be opened if needed.

The rear garden is particularly private with lawn, timber panelled fencing, established shrub borders and a large raised timber decked seating area. There is an outside cold water tap, electric power sockets and external lighting fitted.





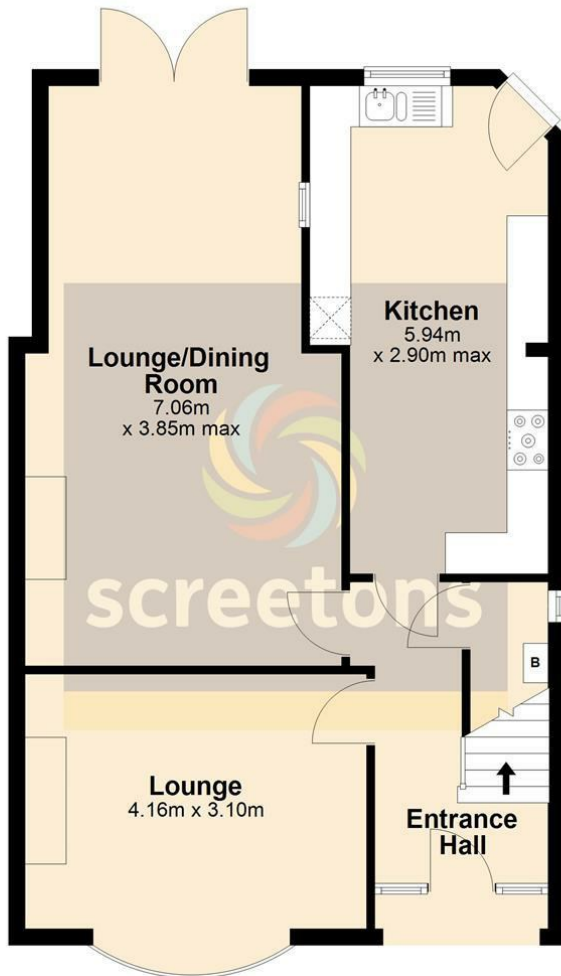


Additional Information

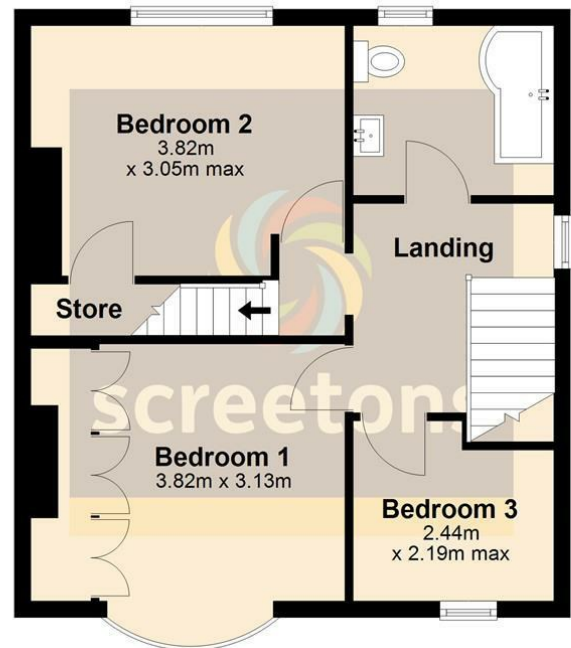
Local Authority - Doncaster
Council Tax - Band B
Viewings - By Appointment Only

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		
(55-68) D	63	73
(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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