





DELIGHTFUL BAY FRONTED SEMI-DETACHED HOUSE WITH CONSERVATORY EXTENSION AND THREE BEDROOMS. Superbly presented throughout and offers a move in ready home for any purchaser. Nicely positioned on Thorne Road within two miles of Doncaster centre, Doncaster royal infirmary and the racecourse, you will not want to miss this opportunity. The property has been updated to a lovely standard and briefly comprises of entrance hallway/study, living room with bay window, open plan kitchen/diner, utility room, WC, conservatory, stairs, three bedrooms, bathroom with separate shower cubicle, off street parking on the driveway, detached single garage with electric door, beautiful rear gardens with pond and raised decking. **WONDERFUL HOME.**

ENTRANCE AREA/STUDY

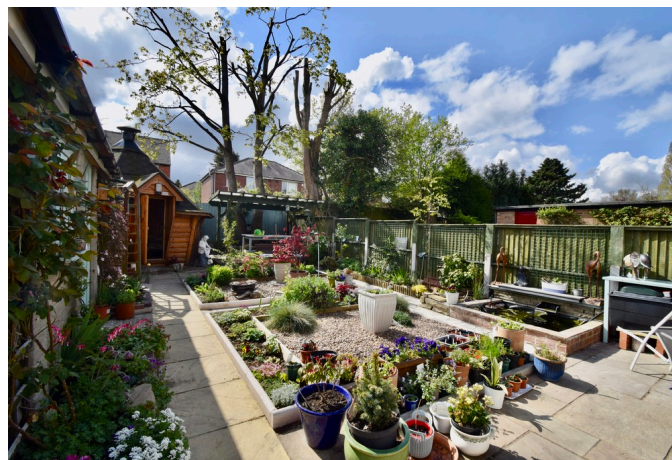
9' 5" x 13' 1" (2.88m x 4.00m) You are greeted by a lovely open plan entrance hallway/study from the side facing double glazed frosted door, stairs lead to the first floor, front facing double glazed bay window, laminate flooring, coving to the ceiling, two radiators and a dado rail.

LIVING ROOM

11' 6" x 12' 6" (3.53m x 3.82m) Fabulous family reception space with coal effect feature gas fire/decorative surround, front facing double glazed bay window, radiator and coving to the ceiling.

KITCHEN/DINER

10' 2" x 11' 10" (3.12m x 3.61m) Wonderful open plan kitchen/dining area with a range of recently fitted modern kitchen units at both eye and base level, square edge work surfaces incorporating a single bowl sink, four ring gas hob with extractor fan above, electric oven, integrated fridge/freezer, integrated dishwasher, laminate flooring and



rear facing double glazed French doors to the conservatory extension.

UTILITY ROOM

11' 1" x 6' 6" (3.40m x 2.00m) Useful space with further fitted storage at both eye and base level, rolled top work surfaces incorporating a single and half bowl sink with drainer, plumbing for a washing machine, space for a tumble dryer, alarm system, rear facing double glazed door to the conservatory, rear facing double glazed window, door to the WC, tiled flooring and the wall mounted boiler unit.

WC

4' 9" x 4' 8" (1.46m x 1.44m) Benefitting from a low flush WC, wash hand basin, tiled flooring, radiator, partially tiled walls and a side facing double glazed frosted window.

CONSERVATORY

17' 8" x 9' 4" (5.41m x 2.86m) Fantastic addition to this property offering views over the nicely landscaped gardens via the rear facing double glazed windows, rear facing double glazed French doors lead to the patio, tiled flooring and two radiators.

STAIRS

Leading from the entrance area/study to the first floor landing.

FIRST FLOOR LANDING

Providing access to the first floor three bedrooms/bathroom, rear facing double glazed frosted window above the stairs, dado rail and wood flooring.



BEDROOM

9' 11" x 12' 6" (3.03m to wardrobes x 3.82m) Fabulous bright double bedroom with fitted wardrobes, front facing double glazed bay window, radiator and a picture rail.

BEDROOM

11' 11" x 10' 3" (3.65m x 3.13m) Further spacious double bedroom with built in storage cupboard, rear facing double glazed window, radiator, wood flooring and loft access point.







BEDROOM

9' 5" x 8' 10" (2.89m x 2.70m) Spacious single bedroom positioned at the front of the property with front facing double glazed window, radiator and a picture rail.

BATHROOM

5' 5" x 11' 7" (1.67m x 3.54m) Immaculately presented bathroom with a four piece suite comprising of low flush WC, bath with a shower attachment, wash hand basin within a vanity unit, shower cubicle, radiator, tiled flooring, tiled walls and a side facing double glazed frosted window.



FRONT GARDEN & DRIVEWAY

Open access to the driveway providing off street parking for several cars, wall/fence enclosure, gravel area, shrub beds and double gates to the side of the property leading to the rear garden/garage.

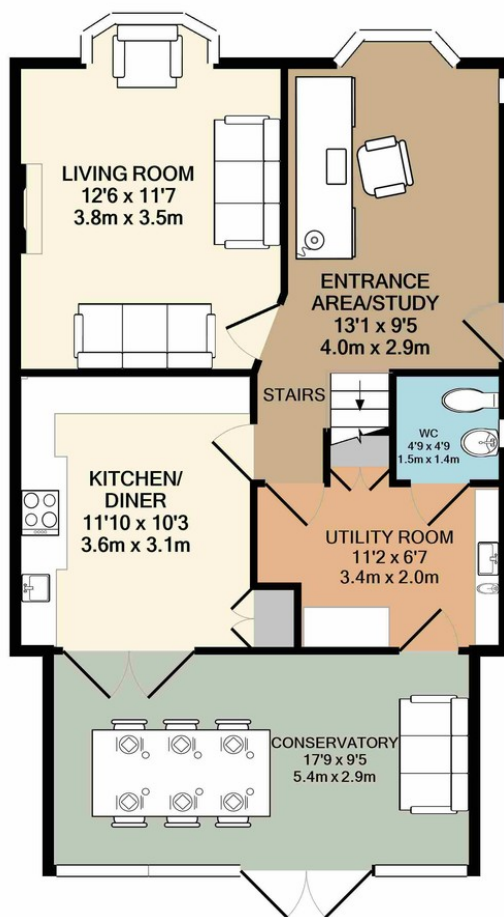
GARAGE

Single garage with electric door, power points and lighting.

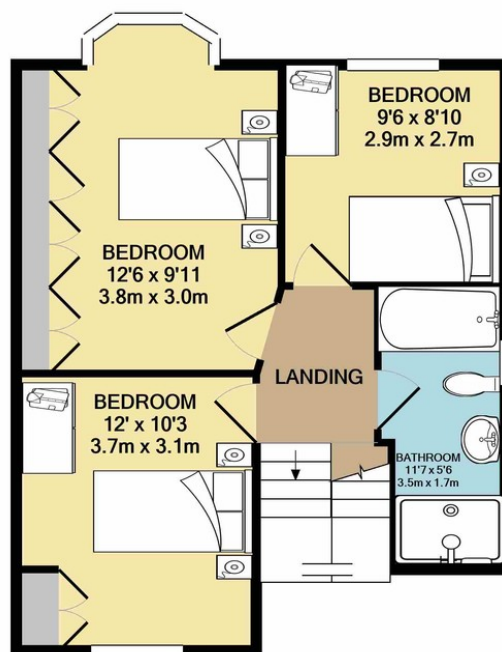
REAR GARDEN & POND

Landscaped over different tiers with a range of raised planters, raised pond, raised decking with pergola, paved patio and storage area to the rear of the garage.





GROUND FLOOR
APPROX. FLOOR
AREA 713 SQ.FT.
(66.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 498 SQ.FT.
(46.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1211 SQ.FT. (112.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	40 E	
21-38	F		