



## Thoresby Wood

East Markham, East Markham, NG22 0SU

Offers over £275,000



This modern semi-detached house offers a delightful blend of comfort and contemporary living. Built in 2021, the property boasts a fresh and inviting atmosphere, perfect for families with the school literally being over the road.

Thoresby Wood is a delightful location on a private road, offering a sense of community while being close to local amenities and transport links. This property is an excellent opportunity for those looking to settle in a vibrant area with a modern home that meets all the needs of contemporary living. Don't miss the chance to make this lovely house your new home.



Description

NO UPWARD CHAIN -The semi detached house features are kitchen / breakfast room, generous size reception room, three well-proportioned bedrooms and two bathrooms. The layout of the house promotes a practical flow, making it easy to navigate and enjoy daily life. The property also benefits from a rear enclosed garden and off road parking for two vehicles.

Hallway

The property is entered through the side into the kitchen, with the stairs ahead. The ground floor has the benefit of under floor heating with individual room thermostats.

Kitchen / Breakfast Room 22'0" x 15'2" (6.72m x 4.64m )

The kitchen / breakfast room is a front facing room comprising of dove grey wall and base units with integrated fridge / freezer, dishwasher, washer / dryer with a four ring electric induction hob and fan assisted oven with extractor above. recess lighting and LVT flooring throughout. There is the benefit of an under stairs storage cupboard and ground floor toilet.

Ground Floor Cloak Room

The ground floor cloak room has the continuation of the LVT flooring and has a soft closing wc and hand basin. The consumer unit is located in the cloakroom.

Reception Room 12'3" x 11'7" (3.75m x 3.54m )

Upon entering from the kitchen you will find a spacious reception room that serves as an ideal space for relaxation or entertaining guests. The room is filled with natural light created from the French doors leading into the rear garden and the side facing window, creating a warm and welcoming environment. The room has recess lighting, carpet and underfloor heating.

Stairs & Landing

Leading up the carpet stairs onto the first floor landing where there is the airing cupboard with additional storage and access to the loft. The first floor heating is run by the oil boiler.

Bedroom One 12'2" x 8'11" (3.72m x 2.74m )

The master bedroom is a double bedroom front facing with carpet, radiator with TRV, recess lighting, built in double wardrobe and benefits from an en suite shower room.

En Suite

The ensuite shower room has a shower cubicle with single glass door, pump fed shower, wc and hand basin with a ladder towel rail, extractor, recess lighting and side facing window.

Bedroom Two 10'1" x 8'8" (3.09m x 2.65m )

A double rear facing bedroom over looking the garden with carpet, radiator with TRV and recess lighting.

Bedroom Three 10'1" x 6'0" (3.09m x 1.85m)

A three quarter size bedroom rear facing with carpet, radiator with TRV and recess lighting.

Bathroom 5'7" x 5'6" (1.72m x 1.70)

The family bathroom comprises of a bath with pump fed shower over head, glass shower screen, wc and hand basin, part tiled walls, ladder towel rail, vinyl flooring and recess lights.

Outside

To the front of the property off the private road there is a block paved driveway for two vehicles, low maintenance side garden leading to the gated rear garden which is fully enclosed, mainly laid to lawn with a patio area leading from the French doors and out side water and electric supply with outside wall lighting.

Additional Information

The primary source of heating is from a gas boiler with secondary under floor heating. The driveway is leasehold of a charge of approximately £150 per annum.

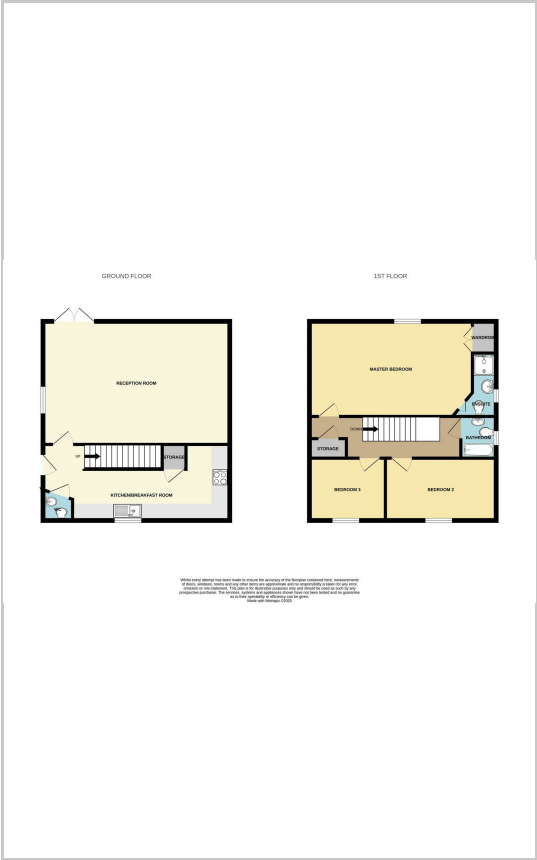
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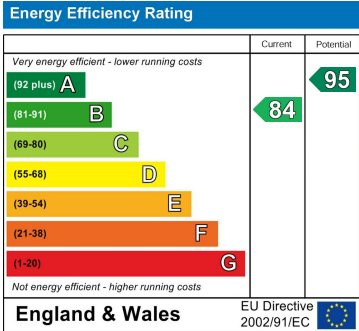
Area Map



Floor Plans



Energy Efficiency Graph



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