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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



Highfield Road

North Thoresby
DN36 5RT

£335,000

Early viewing is advised on this lovely sized four bedroom detached family home. Attractively presented throughout, this lovely home offers oil fired central heating and uPVC double glazing, with the accommodation comprising entrance porch, multifunctional reception room, living room, attractive fitted kitchen with pantry, dining/sitting room, spacious conservatory, lobby, utility and a ground floor shower room. To the first floor there is the landing, family bathroom and four good sized bedrooms, three of which are good sized doubles. To the main bedroom there is an ensuite shower room and to the second bedroom there is a ensuite cloakroom. Lovely and good sized frontage with ample off street parking, driveway, detached garage and store and a large rear garden which enjoys the majority of the days sun, and is ideal for those whom like to entertain from home or have young children or pets.

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Entrance Porch

2' 10" x 5' 7" (0.866m x 1.690m)

uPVC double glazed window to the side elevation and Georgian styled entrance door to the front. Inner door through to the first of the reception rooms.

Reception Room

11' 11" x 14' 5" (3.631m x 4.404m)

A versatile space that leads to the living room and kitchen and also has the staircase leading to the first floor. Offering a variety of uses such as a dining area, child's play area, study etc it benefits from coving to the ceiling. Staircase to the first floor accommodation.

Living Room

11' 10" plus bay x 14' 5" (3.618m x 4.404m)

Pleasantly presented and having a uPVC double glazed bay window to the front elevation. Coving to the ceiling. Central heating radiator. Living flame fire with surround is not connected to the bottles gas.

Breakfast Kitchen

9' 5" x 14' 5" (2.867m x 4.404m)

This lovely kitchen offers a good array of fitted wall and base units with complementary work surfacing and breakfast bar area. Circular stainless steel sink and drainer. Space to accommodate a dishwasher and larger fridge freezer. Underlighting to the wall

units. Electric cooker point. Central heating radiator. uPVC double glazed window to the rear elevation. Walk in pantry.

Dining / Sitting Room

9' 5" x 14' 5" (2.865m x 4.394m)

This versatile space could be used as a dining room or sitting room and has coving to the ceiling. Bi folding doors leading through into the conservatory. Central heating radiator. Storage cupboard.

Conservatory

14' 11" x 13' 3" (4.541m x 4.029m)

uPVC double glazed with French doors to the rear elevation.

Lobby

5' 1" x 7' 2" (1.544m x 2.180m)

uPVC double glazed entry door to the side elevation. Fitted with storage base units.

Utility

7' 6" x 7' 2" (2.293m x 2.172m)

uPVC double glazed entry door to the side elevation. Electric radiator. Fitted with wall and base units with roll edged work surfacing with inset stainless steel sink. Plumbing for a washing machine. Floor standing boiler.

Shower Room

4' 7" x 7' 1" (1.400m x 2.168m)

uPVC double glazed window to the rear elevation. Equipped with a close coupled w.c, pedestal wash hand basin and shower cubicle with electric shower. Splashback tiling. Electric radiator. Two pin plug sockets. Fitted extractor.

First Floor Landing

uPVC double glazed window to the side elevation. Coving and down lighting to the ceiling. Loft access.

Bathroom

5' 8" x 6' 8" (1.720m x 2.033m)

uPVC double glazed window to the side elevation. Fitted with a vanity wash basin and w.c set into a modern unit. Panelled bath with a shower folding screen and shower fitment. Central heating radiator. Tiled splashback. Two pin plug sockets. Fitted extractor.

Bedroom One

11' 10" at its maximum x 14' 6" (3.616m x 4.409m)

uPVC double glazed window to the front elevation. Coving to the ceiling. Central heating radiator. Door to ensuite.

Ensuite Shower Room to Bed One

uPVC double glazed window to the side elevation. Central heating radiator. Fitted with a pedestal wash basin, w.c and shower cubicle. Tiled splashback. Fitted extractor. 2 pin plug sockets.

Bedroom Two

9' 7" x 11' 6" (2.912m x 3.512m) max

uPVC double glazed window to the rear elevation. Central heating radiator. Coving to the ceiling.

Ensuite Cloakroom to Bedroom Two

5' 10" x 3' 8" (1.790m x 1.128m)

uPVC double glazed window to the side elevation. Fitted with a close coupled w.c and pedestal wash hand basin. Central heating radiator. Down lighting. Fitted extractor. 2 pin plug sockets

Bedroom Three

8' 10" x 10' 10" (2.687m x 3.308m)

uPVC double glazed window to the front elevation. Central heating radiator. Coving to the ceiling. Fitted storage cupboard.

Bedroom Four

9' 7" x 7' 5" (2.922m x 2.259m)

uPVC double glazed window. Central heating radiator.

Outside

The property is set upon this lovely sized plot which has a wide frontage with lawned area and double width driveway creating ample off street parking. The driveway continues down the side elevation of the property through gated access and under a car port. The rear garden is ideal for the family market with an expanse of lawn and patio areas with the remainder of the garden complemented with established shrubs and plants. Large detached garage.

Garage

17' 7" x 8' 10" (5.369m x 2.691m)

With up and over door to the front elevation and having side personal door. Internal light and power points. The garage also has store connected to the rear.

Store

5' 3" x 8' 9" (1.605m x 2.676m)

uPVC double glazed window to the rear elevation. Side entry door. Light and power.

Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Viewings

Please contact the relevant marketing office, all viewings are strictly by appointment only please.

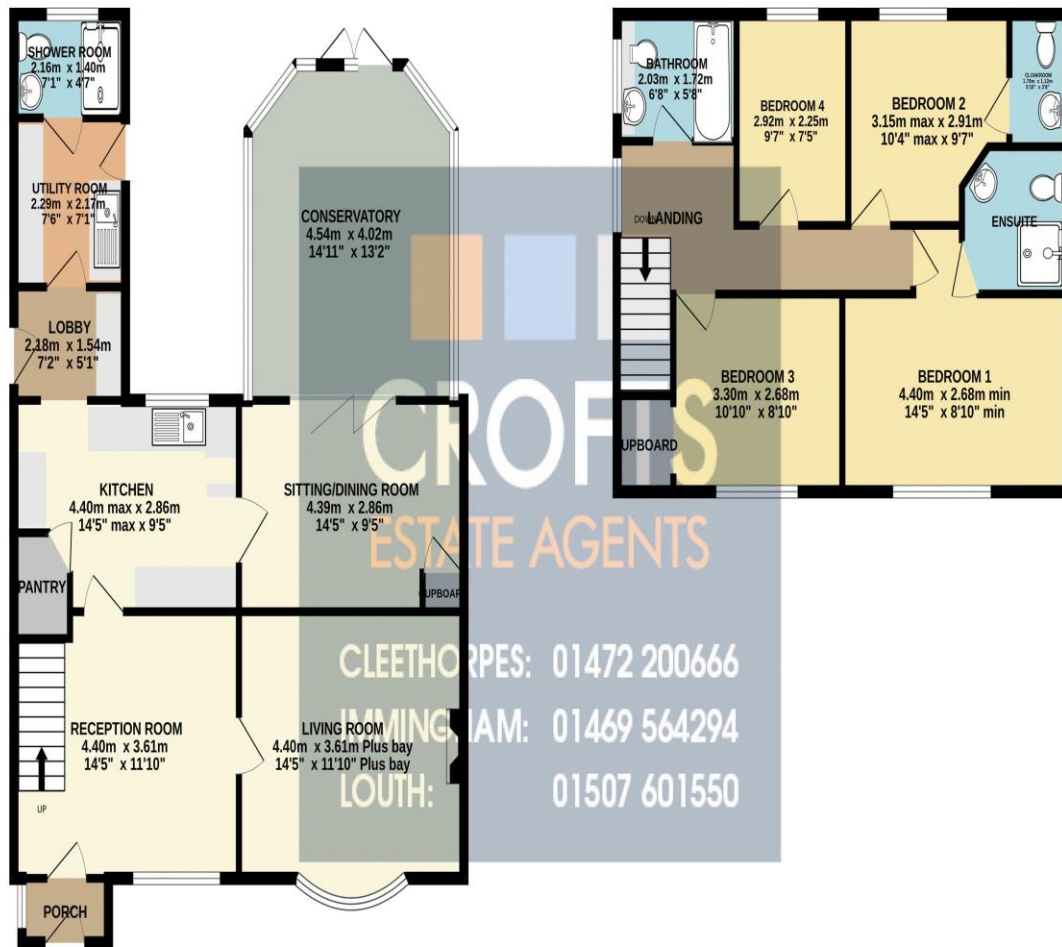
Council Tax Information

Band E: To confirm council tax banding for this property please



GROUND FLOOR
87.5 sq.m. (941 sq.ft.) approx.

1ST FLOOR
56.9 sq.m. (613 sq.ft.) approx.



TOTAL FLOOR AREA : 144.4 sq.m. (1554 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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