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Thoresby Place

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DN35 9AL

Offers in the Region Of £195,000

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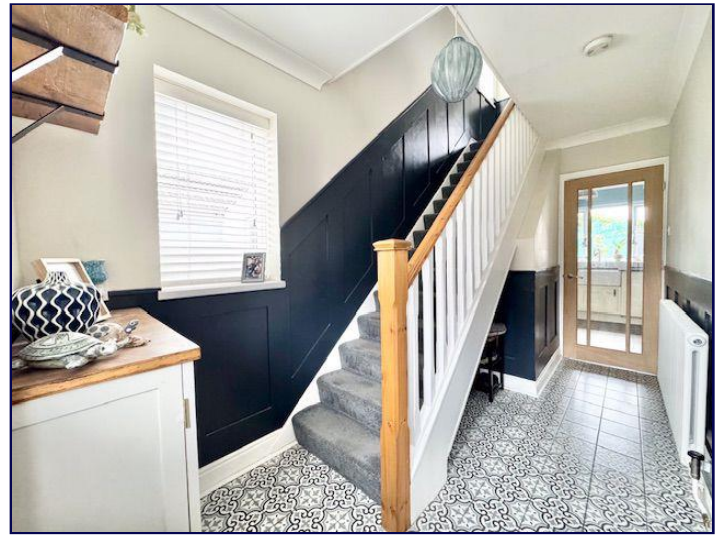
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Property Introduction

Charming Three-Bedroom Semi-Detached Family Home This delightful three-bedroom semi-detached house offers generous accommodation over two floors, perfect for families or individuals seeking a spacious and stylish home. Upon entering, you'll find a spacious entrance hall, with door to bright and airy lounge. The full-width kitchen breakfast room is a culinary dream, opening seamlessly without door into the dining room, and glazed French doors leading to the conservatory. The first floor features two double bedrooms, including a master bedroom with new fitted wardrobes and a stunning fully tiled bathroom. A third bedroom, cleverly converted from the garage, offers flexibility in its use - currently utilized as a music room, it could easily revert to its intended purpose or be repurposed to suit your needs. Outside, the secure south-facing rear garden is a haven, featuring a large brick outbuilding, two patio areas, and a neat lawn. The garden extends to the side, forming a triangular plot that provides extra lawn and garden space, perfect for children to play safely in an enclosed second garden area. The smart frontage has been neatly block paved, providing ample space for parking a minimum of three vehicles. This charming home offers the perfect blend of space, style, and practicality, making it an ideal choice for families or individuals seeking a comfortable and relaxing living environment. Don't miss out on this fantastic opportunity - contact us today to arrange a viewing!

Entrance hall

13' 0" x 6' 1" (3.95m x 1.86m)

uPVC frosted front door with uPVC window to the side with blinds, dark blue half panelled wood walls with cream decor to coving over, radiator, pattern tiled floor and pendant light.

Lounge

13' 0" x 12' 6" (3.97m x 3.81m)

A cosy lounge has open fireplace with dual fuel log burner and black hearth, cream decor with feature wall to coving, uPVC window to the front with blind, white tall radiator and pendant light.

Kitchen breakfast

9' 4" x 18' 11" (2.84m x 5.77m)

A large space formerly two rooms now forms the hub of the house with cream wall and base units to all sides of the house with a mix of quality butchers block and thick black granite works tops and sink routed drainer over. The room has a breakfast bar to the centre making it a social culinary space, a seven ring gas hob, space for tall fridge freezer, integral dishwasher and washing machine, wood effect tiled floor, white metro tile splash backs, cream decor, four pendant lights, uPVC window to the rear, uPVC French doors to the conservatory and open doorway to the dining room. The room has a tall white radiator and pantry cupboard.

Conservatory

6' 6" x 9' 3" (1.98m x 2.83m)

A conservatory extension to the rear has uPVC French doors from the kitchen, uPVC door out to the garden and uPVC windows, there are two wall lights and a tiled floor.

Dining room

11' 2" x 12' 10" (3.41m x 3.91m)

A space where the former outbuildings were has now been extended onto to link up the former garage which is now a bedroom / Snug to form another extra reception room which is now used as a dining room. The room has two uPVC windows with blinds, cream and blue decor, uPVC glazed door to the rear, wood laminate floor, radiator and ten down lights.

Bedroom Three / Snug

15' 11" x 9' 3" (4.84m x 2.83m)

Having opened up the third bedroom to create a large luxury landing area in the main house, the converted garage now provides the space for the third bedroom. The room has uPVC window to the rear, grey decor and grey carpet, radiator and two ceiling lights.

Stairs and landing

The stairs and landing have grey carpet, half wood panelled walls painted blue with cream decor to coving, two pendant lights, radiator, two uPVC windows with blinds and loft access with ladders.

Bedroom One

13' 0" x 11' 5" (3.96m x 3.48m)

The main bedroom has new built in wardrobes, cream decor with feature wall, blue carpet, two pendant light, two wall lights, uPVC window to the front with blinds and radiator.

Bedroom Two

9' 5" x 9' 7" (2.87m x 2.93m)

A second double bedroom has blue carpet, blue decor to coving, uPVC window to the rear with blind, built in storage, radiator and ceiling light

Family Bathroom

5' 5" x 9' 1" (1.66m x 2.77m)

An enlarged bathroom has three piece white suite with P-shaped bath with shower over and glass screen with vanity sink and WC, fully tiled down walls and floor, uPVC frosted window to the rear, three down lights and chrome towel radiator.

Outbuilding

11' 0" x 7' 7" (3.35m x 2.30m)

A large brick and tile rendered outbuilding has solid wood door to the front, uPVC window to the side and has power and light.

Front garden

The front garden has an open drive and has been totally laid to neat block paving with space for up to three vehicles. A gate leads into the side garden and the front door has a new covered porch.

Rear garden

The south facing rear garden is a triangular shape and benefits from a neat lawn, two slab patio areas, large brick outbuilding with covered log store to the side and rear. There are gravel and blue slate borders with tall quality timber boundaries to all sides. A metal gate leads to the side garden.

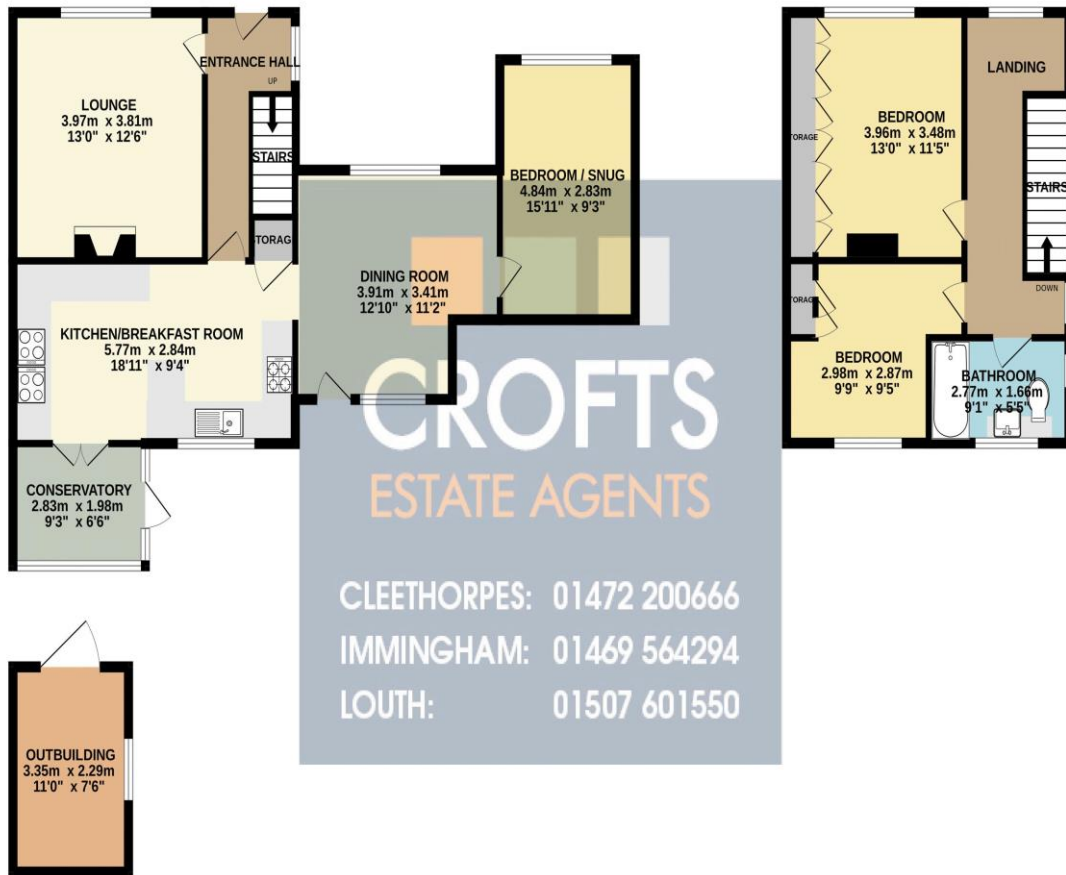
Side Garden

A further garden area is laid to lawn with stone path to the timber gate to the drive. The garden is securely enclosed with timber fencing and tall privet hedge.



GROUND FLOOR
76.9 sq.m. (827 sq.ft.) approx.

1ST FLOOR
38.9 sq.m. (419 sq.ft.) approx.



TOTAL FLOOR AREA: 115.8 sq.m. (1246 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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