

Station Court, Thorne Doncaster DN8 4BG



welcome to

Station Court, Thorne Doncaster

William H Brown Thorne are proud to present to the market this very well-presented three bedroom link detached family home boasting generous bedrooms, modern fitted kitchen, extended garage, private enclosed south facing rear garden & much more! Viewing essential!!













Entrance Hall

Entering into the property there is a front facing double glazed composite door leading off of the driveway, there is stairs rising to first floor living spaces, understairs cupboard, a downstairs w/c & oak flooring with matching oak skirting boards.

Lounge

17' 4" x 10' 7" (5.28m x 3.23m)

The lounge benefits from front facing double glazed window, carpet floor covering, a centrally heated radiator, oak skirting board, TV point & feature fireplace with electric fire.

Kitchen

16' 5" x 9' 3" (5.00m x 2.82m)

The kitchen benefits from fitted wall & base wood grain units with contrasting worktops, integral electric hob & oven, 1 1/2 sink & drainer, click floor covering, part tiling to splashback, spotlights to ceiling & inset kickboard feature lighting, a side facing door leading into the garage & a rear facing double glazed window.

Dining Room

12' x 8' 10" ($3.66m \times 2.69m$) The dining room comprises of rear facing double glazed patio doors, click floor covering & a centrally heated radiator.

Landing

With stairs rising from the ground floor entrance hall, the landing provides access to all bedrooms & family bathroom, as well as benefitting from a storage cupboard & loft access.

Master Bedroom

12' 2" x 15' 3" MAX (3.71m x 4.65m MAX) The master bedroom comprises of two front facing double glazed windows, carpet flooring, a centrally heated radiator & coving to the ceiling.

En-Suite

The master en-suite benefits from a three piece suite comprising of low flush w/c, wash hand basin &

shower cubicle with shower fitting overhead, full tiling to walls & floor, a heated towel rail & front facing double glazed window with privacy glass finish.

Bedroom Two

10' 5" x 10' ($3.17m\ x\ 3.05m$) Bedroom two comprises of a rear facing double glazed window, carpet floor covering & a centrally heated radiator.

Bedroom Three

10' x 7' 10" ($3.05m \times 2.39m$) The third bedroom benefits from a rear facing double glazed window, carpet floor covering, centrally heated radiator & fitted wardrobe.

Family Bathroom

The family bathroom benefits from a three piece suite including low flush w/c, wash hand basin & bath with hot & cold taps & shower fitting overhead with shower screen, full tiling to walls & floor, heated towel rail & spotlights to the ceiling.

Outside & Exterior

To the front of the property there is a driveway with ample off-street parking with footpath to the front door. To the rear of the property there is a good sized enclosed rear garden with stretching lawn space, Indian stone patio area, fencing too all sides, two large sheds with an area for bin storage & gated access from the front.

Garage

The garage is split into two sections. The front section has an electric door & been added by the current vendor as a secure place to park a car with the rear section having an additional door which the current vendor uses as storage, this door has a footfall door leading directly into the house through the kitchen.





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- NO UPWARD CHAIN!!
- Off-Street Parking & Garage
- Master Bedroom With En-Suite
- Downstairs W/C
- Enclosed South Facing Rear Garden

Tenure: Freehold EPC Rating: A

offers in the region of

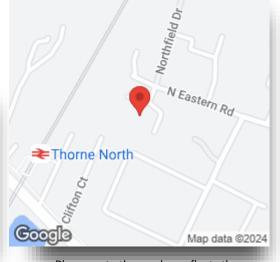
£220,000





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Please note the marker reflects the postcode not the actual property



Property Ref: THN104771 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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