

**Grampian Way, Thorne DONCASTER DN8 5YN** 



### welcome to

## Grampian Way, Thorne DONCASTER

A PERFECT FAMILY HOME!! Boasting four bedrooms, master with en-suite, two reception rooms & additional utility room, this home is positioned perfectly for families looking for their new home! Sitting on a well-regarded street in Thorne a viewing is absolutely essential to appreciate this home!!













#### **Entrance Porch**

Entering into the property there is a front facing composite door, laminate floor covering & entrance onto ground floor living space.

#### Lounge

14' 7" x 14' 8" ( $4.45m \times 4.47m$ ) The lounge benefits from a front facing double glazed window, carpet floor covering, TV point, centrally heated radiator & stairs rising to first floor.

#### **Dining Room**

#### 15' x 7' 9" (4.57m x 2.36m)

The dining room comprises of a front facing double glazed window, laminate floor covering & centrally heated radiator.

#### Kitchen

14' 9" x 8' 5" ( 4.50m x 2.57m )

The kitchen benefits from an array of fitted wall & base units with contrasting worktops, fitted sink & drainer, rear facing double glazed window, patio doors leading onto the rear garden & laminate floor covering.

#### **Utility Room**

7' 3" x 7' 11" ( 2.21m x 2.41m )

With an array of wall & base units, the utility room is an excellent space for storing washing machine, dryers & other kitchen items that are better out of sight, there is a rear facing double glazed door, and inset sink & drainer into the worktops.

#### Landing

With stairs rising from the ground floor, the landing provides access too all bedrooms, family bathroom, storage cupboard & loft space.

#### **Master Bedroom**

17' 1" x 7' 11" ( 5.21m x 2.41m ) The master bedroom comprises of a front facing double glazed window, carpet floor covering & centrally heated radiator.

#### Master En-Suite

The master en-suite comprises of a rear facing double glazed window, full tiling to walls & floor, shower tray with screen & fitting overhead, low flush w/c, wash hand basin & heated towel rail.

#### **Bedroom Two**

 $8^{\prime}$  6" x 12' 7" ( 2.59m x 3.84m ) Bedroom two comprises of a front facing double glazed window, carpet floor covering & centrally heated radiator.

#### **Bedroom Three**

 $8^{\prime}$  6" x 10' 9" ( 2.59m x 3.28m ) Bedroom three comprises of a rear facing double glazed window, carpet floor covering & centrally heated radiator.

#### **Bedroom Four**

 $6' \times 9'$  (1.83m x 2.74m) Bedroom four comprises of a front facing double glazed window, carpet floor covering & centrally heated radiator,

#### Bathroom

The bathroom comprises of a fitted three piece suite with bath with shower fitting overhead, low flush w/c & wash hand basin, full tiling to walls & floor & heated towel rail.

#### **Outside & Exterior**

To the front of the property there is a full gravel driveway with dropped curb parking access for multiple vehicles. To the rear of the property there is a low maintenance enclosed garden with tiered sections, seating area, artificial lawn & lawn space.

#### Garage

The garage comprises of power & lighting with footfall door & is located in the rear garden, its a great additional storage space.





#### welcome to

## **Grampian Way, Thorne DONCASTER**

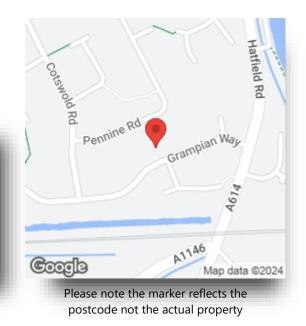
- PERFECT FAMILY HOME
- Well-Presented Throughout
- Four Good Sized Bedrooms
- Master With En-Suite
- Two Reception Rooms

Tenure: Freehold EPC Rating: C

# £210,000







view this property online williamhbrown.co.uk/Property/THN104866



Property Ref: THN104866 - 0004 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

# william h brown



R

01405 812334

thorne@williamhbrown.co.uk

8 King Street, Thorne, DONCASTER, South Yorkshire, DN8 5BA



williamhbrown.co.uk