



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 x 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' 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' 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' x 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.



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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



Please note the marker reflects the postcode not the actual property

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Property Ref:
THN104866 - 0004

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