



Grampian Way, Thorne Doncaster DN8 5YW

welcome to

Grampian Way, Thorne Doncaster

This extremely well presented three bedroom detached property boasting off-street parking, garage, open plan living & private rear garden is perfectly suited for families looking for their new home! Viewing essential to appreciate this property!



Entrance Hall

Entering into the property there is laminate floor covering, entrance onto ground floor living space, understairs storage & stairs rising to first floor.

Lounge

21' 3" x 12' 4" (6.48m x 3.76m)

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

Study

The study comprises of a front facing double glazed window & laminate floor covering with the potential of being used as a fourth bedroom.

Kitchen/Diner

28' 4" x 17' 1" (8.64m x 5.21m)

The open plan kitchen/diner comprises of fitted wall & base units, fitted belfast ceramic sink & drainer, intergrated dishwasher, aga style double oven with overhead extractor fan, a rear facing double glazed window, a side facing double glazed window, granite island, access to loft area, patio doors leading onto the rear garden & laminate floor covering.

Shower Room

The ground floor shower room comprises of a side facing double glazed window, low flush W/C, walk-in shower cubicle, a centrally heated radiator, ceramic tiled walls, laminate floor covering & a granite wash hand basin.

Landing

With stairs rising from the ground floor, the landing provides access to the bedrooms, family bathroom & access to the loft space.

Bedroom One

13' 3" x 9' 7" (4.04m x 2.92m)

Bedroom One comprises of a rear facing double glazed window, carpet floor covering & a centrally heated radiator.

Bedroom Two

10' 2" x 9' 2" (3.10m x 2.79m)

Bedroom two comprises of a rear facing double glazed window, carpet floor covering, built in wardrobe & a centrally heated radiator.

Bedroom Three

9' 6" x 8' (2.90m x 2.44m)

Bedroom three comprises of two front facing double glazed windows, carpet floor covering & a centrally heated radiator.

Bathroom

The bathroom comprises of two front facing double glazed windows, bath, a centrally heated radiator, low flush W/C, granite wash hand basin & full ceramic tiling to walls & floor.

Outside & Exterior

To the front of the property there is a gravel & block pave driveway both with dropped curb parking access & also a lawn space. To the rear of the property there is a shed with electric, enclosed established shrubbery, decked area, two vegetable patches, a green house perfect for potting & a low maintenance enclosed garden.

Garage

The garage comprises of two side facing double glazed windows, a rear facing double glazed window, power & lighting with up & over door & is a great additional storage space.



view this property online williamhbrown.co.uk/Property/THN104876



welcome to

Grampian Way, Thorne Doncaster

- Extremely Well-Presented Throughout
- Three Good Sized Bedrooms
- Private Enclosed Rear Garden
- Off-Street Parking
- Garage

Tenure: Freehold EPC Rating: Awaiting

£240,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/THN104876](https://www.williamhbrown.co.uk/Property/THN104876)



Property Ref:
THN104876 - 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.

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



01405 812334



thorne@williamhbrown.co.uk



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



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)