



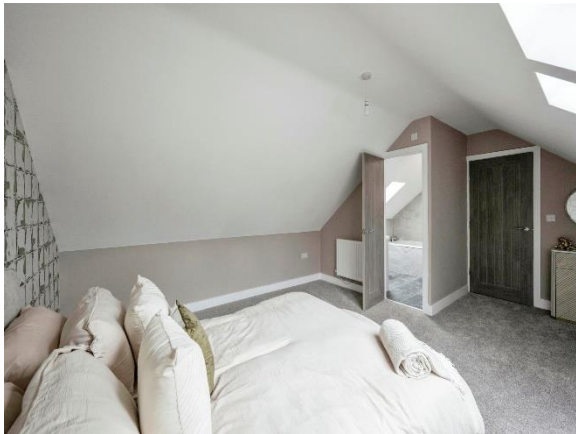
**Robin Hood Grove, Thorne Doncaster DN8 4FH**



**welcome to**

**Robin Hood Grove, Thorne Doncaster**

Could this be YOUR forever home? Welcome to Robin Hood Grove, our stunning four bedroom detached home offering off-street parking, open plan ground floor perfect for entertaining, three generous bedrooms & the fourth a master suite. Tasteful finishes through. VIEWING ESSENTIAL!



## Entrance Hall

Entering into the property you are greeted by stairs rising to the first floor, tiled floor covering, understairs cupboard & downstairs w/c.

## Downstairs W/C

Leading off of the entrance hall the downstairs w/c comprises of tiled flooring, low flush W/C & wash hand basin.

## Ground Floor Living Space

24' 3" x 19' 9" extending to 21' ( 7.39m x 6.02m extending to 6.40m )

The ground floor boasts open plan living, with lounge space comprising of carpet floor covering, square bay window with double glazed front facing window & TV point, leading onto the dining/kitchen area with oversized tile flooring, rear facing french doors with side panels to allow the space to be flooded with natural light, along with a rear facing double glazed window in the kitchen side. The kitchen benefits from fitted wall & base units in a high gloss finish with marble effect laminate worktops & partial splashback, fitted lamona oven, hob & integrated fridge/freezer, fitted sink & drainer & ample cupboard space.

## Landing To First Floor

With stairs rising from ground floor the landing provides access to family bathroom, three bedrooms, cupboard space housing the central heating boiler, there is carpet floor covering & side facing double glazed window.

## Landing To Master Suite

With stairs rising from the first floor, there is carpet floor covering & light overhead.

## Master Suite

17' 7" MAX x 14' 7" ( 5.36m MAX x 4.45m )

The master bedroom comprises of two front facing skylight windows, carpet floor covering & a centrally heated radiator.

## Master En-Suite

The master en-suite comprises of a rear facing skylight, full tiling to walls and floor, fitted three piece suite with low flush w/c, wash hand basin, bath with hot/cold taps & heated towel rail.

## Bedroom Two

13' 4" x 9' 9" ( 4.06m x 2.97m )

The second bedroom is situated on the first floor & comprises of a rear facing double glazed window, carpet floor covering & centrally heated radiator.

## Bedroom Three

14' 3" x 8' 2" ( 4.34m x 2.49m )

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

## Bedroom Four

11' 3" x 5' 11" ( 3.43m x 1.80m )

The fourth bedroom comprises of a front facing double glazed window, carpet floor covering & centrally heated radiator.

## Family Bathroom

The family bathroom comprises of fitted four piece suite comprises of low flush w/c, wash hand basin, bath with hot & cold taps & shower unit with sliding door & fitting overhead, full tiling to both walls & floor, heated towel rail & rear facing double glazed window with privacy glass finish.

## Outside & Exterior

To the front of the property there is a driveway, garden path leading to the front door & lawned space. To the rear of the property there is a block paved area, gated access onto the driveway & fencing to all sides - this is plot dependant, some plots may have sold brick walls others may have wooden fencing, please consult with agent in this regard.

## Agent Note

Particulars varying plot by plot. Please contact William H Brown for any specific plot details. Photos

for illustrative purposes only, THIS IS THE SHOW HOME.



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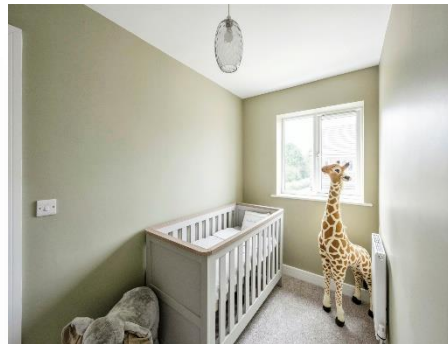
welcome to

## Robin Hood Grove, Thorne Doncaster

- LABC NEW HOME WARRANTY-10 YEARS
- Stunning Four Bedroom Detached Home
- Family Bathroom & En-Suite To Master
- LAMONA Integrated Appliances
- Private Enclosed Rear Garden

Tenure: Freehold EPC Rating: Awaiting

**£240,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
THN104913 - 0002

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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.

  
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