

property details **approval form**

1 Bloomhill Court, Moorends, Doncaster, South Yorkshire, England, DN8 4PF

Date: 08 September 2025

Property Ref and Version: THN105254 - 0005

selling your home with us!



>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

£200,000

Tenure: Freehold

>> **key features**

- > £200,000
- > Off- Street Parking
- > Private Rear Garden
- > Perfect Family Home
- > A Must View Property
- > EPC Rating: D

>> **short description**

William H Brown Thorne are proud to present to the market this three bedroom detached home on a very popular estate in Moorends! Benefiting from spacious ground floor living, off-street parking AND detached garage, this property is the perfect family home!

>> **long description**

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>> **directions**

>> **Agent Note**

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>> room description

Entrance Hall

Entering into the property there is a front facing door, carpet floor covering, stairs rising to first floor.

Lounge

14' x 12' 4" (4.27m x 3.76m)

The lounge benefits from a front facing bay double glazed window, carpet floor covering & centrally heated radiator.

Dining Room

8' 5" x 10' (2.57m x 3.05m)

Laminate floor covering, centrally heated radiator, uPVC doors leading onto the garden,

Kitchen

10' x 9' 9" (3.05m x 2.97m)

The kitchen benefits from fitted wall & base units with part tiling too splash back, integrated appliances comprising of - integrated oven, gas hob & cooker hood & fitted sink & drainer, rear facing double glazed window, linoleum floor covering & opening into dining room.

Bedroom One

11' 11" x 10' 6" (3.63m x 3.20m)

The master bedroom comprises of a front facing double glazed window, carpet floor covering & centrally heated radiator & fitted wardrobe space.

Bedroom Two

10' 1" x 9' 11" (3.07m x 3.02m)

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

Bedroom Three

8' 5" x 6' 9" (2.57m x 2.06m)

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

Bathroom

The family bathroom comprises of three piece suite with low flush w/c, wash hand basin & bath with hot & cold taps, part tiling to walls, linoleum floor covering, heated towel rail, side facing double glazed window.

Outside & Exterior

To the front of the property there is a low maintenance lawn space with a paved driveway leading onto the rear of the property. To the rear garden there is a lawn space, fencing to all sides & detached garage with pitched roof & up & over door.

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>> **room description**

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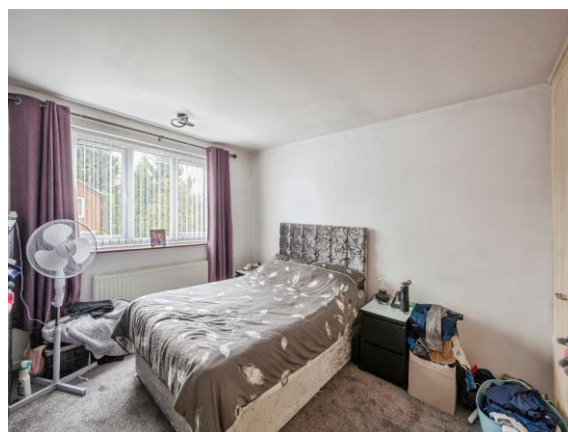
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>> **property images**



Your William H Brown office: 8 King Street, Thorne, DONCASTER, South Yorkshire, DN8 5BA
T 01405 812334 **E** thorne@williamhbrown.co.uk

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>> **property images**



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>> floor plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

>> approval

	Signature	Date
Hayley Flint		
Mrs C. Shackleton		