



Wharf Crescent, Thorne Doncaster DN8 5FE

welcome to

Wharf Crescent, Thorne Doncaster

Step inside this beautifully presented detached home that offers the perfect blend of comfort and practicality for modern family living. This home offers five well sized bedrooms, two of which include an en-suite, a large lounge area, rear garden, off street parking and a garage with electric door.



Entrance Hall

Entering the property through the composite door, you are greeted in the hall with a tiled floor, an anthracite radiator, access doors to the kitchen and lounge.

Cloakroom

The downstairs w/c comprises of a tiled floor, low level flush w/c and sink.

Kitchen

13' 5" x 9' 1" (4.09m x 2.77m)

This modern kitchen benefits from light grey fitted wall and base units, splashback and a front facing double glazed window, integrated fridge, freezer & dishwasher, double doors leading into the lounge.

Lounge

14' 2" x 15' 10" (4.32m x 4.83m)

The lounge has a high-gloss statement laminate flooring. Internal double doors connecting to the kitchen, while French doors open out to the garden, A stylish feature wall adds character to the room, complemented by a generously sized under-stairs storage cupboard for practical convenience. A rear-facing double-glazed window, complete with classic shutters

Master Bedroom

15' max x 8' 8" max (4.57m max x 2.64m max)

The master bedroom comprises of carpeted flooring, a radiator, a double glazed window and a door leading to the en-suite, large storage cupboard.

En-Suite

En-suite comprises of a tiled floor with shower cubicle, sink and low level flush, velux window and a heated towel rail.

Bedroom 2

10' 8" x 8' 10" (3.25m x 2.69m)

Bedroom 2 has a front facing double glazed window, centrally heated radiator and an en-suite.

En-Suite

A second tastefully presented en-suite comprising of a low level flush toilet & sink, a shower cubicle and heated towel rail.

Bedroom 3

18' 5" recess x 12' 6" recess (5.61m recess x 3.81m recess)

Bedroom three is on the second floor, offering exceptional space with a carpeted flooring, velux window and a large storage cupboard.

Bedroom 4

15' x 8' 8" (4.57m x 2.64m)

This double room consists of a rear facing double glazed windows, laminated flooring and a radiator.

Bedroom 5

9' 9" x 6' 10" (2.97m x 2.08m)

Bedroom 5 has a high gloss laminate flooring, double glazed window and a centrally heated radiator.

Outside & Exterior

The garage has an electric roller door, also access is available from the rear garden through a composite door, the garden has a paved patio and lawned area, privately fenced in.



view this property online williamhbrown.co.uk/Property/THN105312



welcome to

Wharf Crescent, Thorne Doncaster

- Perfect Family Home
- Immaculately Presented
- Extremely Desirable Street
- Off Street Parking & Garage
- Private Enclosed Rear Garden

Tenure: Freehold EPC Rating: B
Council Tax Band: C

guide price

£330,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/THN105312



Property Ref:
THN105312 - 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



01405 812334



thorne@williamhbrown.co.uk



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



williamhbrown.co.uk