



Thornycroft, Thorpe In Balne Doncaster

welcome to

Thornycroft, Thorpe In Balne Doncaster

GUIDE PRICE £500,000-£525,000. This spacious five bedroom detached family home is located in this sought after village location and stands in a generous enclosed plot with secure gated entry. The property benefits from front and rear gardens, a double garage and enjoys beautiful views to the rear.



Entrance Hall

With a useful storage cupboard, coving to the ceiling, dado rail, laminate flooring, a central heating and downlights. Stairs rise to the first floor landing.

Ground Floor Bathroom

Fitted with a three piece suite comprising of a low flush W.C, a corner wash hand basin with mixer tap and a walk-in bath with mixer tap and shower attachment. The room has a central heating radiator, partial tiling, a circular feature obscure window and coving to the ceiling.

Lounge

With a front facing double glazed window, a feature fireplace as the focal point of the room with back and hearth, coving to the ceiling, dado rail, feature panelling to the walls and three central heating radiators. French doors give access to the patio and rear garden beyond.

Side Lobby / Cloak Room

With a side facing double glazed window and a door which gives access to the garden. There is coving to the ceiling, downlights to the ceiling and a central heating radiator.

Family Room

With two front facing double glazed windows, a central heating radiator, coving to the ceiling and four wall light points.

Sitting Room

With rear facing double glazed French doors leading out to the rear garden, coving to the ceiling and a central heating radiator.

Dining Kitchen

With a rear facing double glazed window and patio doors which give access to the conservatory. Fitted with a range of kitchen wall and base units with coordinating work surfaces housing the 1 1/2 bowl inset sink and drainer with mixer tap. The kitchen has a four ring electric hob with extractor above, complimentary tiling, space free standing appliances

including a fridge-freezer and a professional style cooker. There is an integrated dishwasher, coving to the ceiling and a central heating radiator. Access to the utility room.

Utility Room

Fitted with a range of storage units with work surfaces housing the sink and drainer with mixer tap. There is plumbing for a washing machine, a wall mounted central heating boiler, a side facing door and partial tiling to the walls and tiled flooring.

Conservatory

With rear and side facing double glazed windows, tiled flooring and French doors which open out to the garden.

First Floor Landing

With two front facing double glazed windows, a useful storage cupboard and coving to the ceiling.

Bedroom One

With a front facing double glazed bay window, a central heating radiator and coving to the ceiling. The room gives access to the dressing area and en-suite shower room.

Dressing Area

With coving to the ceiling and a central heating radiator.

En-Suite Shower Room

With a side facing obscure double glazed window. Fitted with a W.C, a feature wash hand basin with mixer tap and a double shower cubicle with shower. There partial tiling to the walls, tiled flooring, coving to the ceiling and a central heating radiator.

Bedroom Two

With a two front facing double glazed windows, laminate flooring, coving to the ceiling and a central heating radiator.

Bedroom Three

With a rear facing double glazed window, a central heating radiator and access to the loft.

Bedroom Four

With a rear facing double glazed window, a central heating radiator, coving to the ceiling and access to the en-suite

En-Suite Shower Room Two

Fitted with a low flush W.C, a wash hand basin fitted into a vanity unit with mixer tap and a corner shower cubicle with shower. There is partial tiling to the walls, tiled flooring and coving to the ceiling.

Bedroom Five

With a rear facing double glazed window, a central heating radiator, coving to the ceiling and built-in wardrobes.

Shower Room

Fitted with a low flush W.C, bidet, his and hers wash hand basin fitted into a vanity unit with storage beneath and a walk-in shower. There is partial tiling to the walls and floor, a heated towel rail, coving to the ceiling and an obscure double glazed window.

Outside

To the front the property enjoys a generous plot with mature shrubs and plants to the borders. The property is accessed via secure gates which in-turn gives access to a spacious driveway and double detached garage. To the rear is a good sized enclosed garden mainly laid to lawn with shrubs and plants to the borders, a garden shed, pond and a good sized patio area, ideal for alfresco dining and entertaining.

Double Garage

With power and lights. Stairs gives access to the office and storage area.



view this property online williamhbrown.co.uk/Property/DCR125729



welcome to

Thornycroft, Thorpe In Balne Doncaster

- FIVE BEDROOM DETACHED FAMILY HOME
- SPACIOUS ACCOMMODATION THROUGHOUT
- MULTIPLE RECEPTION ROOMS
- DINING KITCHEN
- DOUBLE DETACHED GARAGE

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

guide price

£500,000-£525,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/DCR125729



Property Ref:
DCR125729 - 0003

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



01302 327121



doncaster@williamhbrown.co.uk



4-5 Kingsway House, Hall Gate, DONCASTER,
South Yorkshire, DN1 3NX



williamhbrown.co.uk