



Semi-detached, family home - 10 Thorseby Avenue

£149,995

What3Words: quote.radiates.cube

Bedrooms: 2 | **Bathrooms:** 1 | **Receptions:** 1

If you are looking for a home that gives you plenty of space for the money, along with the opportunity to adapt it as your needs change, this well priced semi detached house deserves a closer look.

You enter through a particularly generous 6ft wide hallway, immediately giving the house a spacious feel. To the front is a comfortable lounge with a large window bringing in plenty of natural light, while to the rear is the real heart of the home, an impressive 17ft 9 kitchen/dining room.

The kitchen is fitted with a range of units together with an integrated oven and hob, while a handy pantry provides useful additional storage. Two windows overlook the rear garden and there is ample room for a dining table, making this a practical everyday family space.

Just off the kitchen is a separate 8ft utility room, ideal for keeping laundry and household appliances away from the main living areas, with access out towards the rear garden and storage.

Upstairs are two genuine double bedrooms, including an unusually large main bedroom measuring approximately 18ft 10 in length. Its size and layout offer an interesting opportunity for anyone needing an additional bedroom. As illustrated by the dotted lines on our floor plan, the room has two windows and two ceiling lights, meaning that by adding simple stud partition walls it could potentially be divided to create two separate bedrooms, subject to any necessary building regulations or consents.

There is also a second double bedroom, bathroom and separate WC.

Outside, the front garden has been laid to shingle for easy maintenance. The south east facing rear garden is similarly designed to be straightforward to look after, with shingle complemented by established trees and shrubs. There is also a useful brick built garden store together with an additional storage shed.

The property benefits from double glazing and electric storage heating and has been realistically priced with a sale in mind.

For a first time buyer, couple, small family or anyone wanting a home with the flexibility to potentially create a third bedroom in the future, this represents a lot of house for the money.

Property Type: Semi Detached House

- Semi-detached house
- Two generous double bedrooms
- Potential to create third bedroom
- Impressive 18ft+ main bedroom
- 17ft9 Kitchen
- Double glazed
- Separate 8ft utility
- South / east facing garden
- No chain
- Priced to sell

Disclaimer

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We do our best to make sure our property details are fair, accurate, and up to date, but they're meant as a general guide only. If there's anything particularly important to you, please get in touch, we'll be happy to look into it further.

All measurements are provided as a guide and may not be exact.

We haven't tested any of the property's services, equipment, or appliances. We recommend that buyers arrange their own survey or service checks before making a final offer.

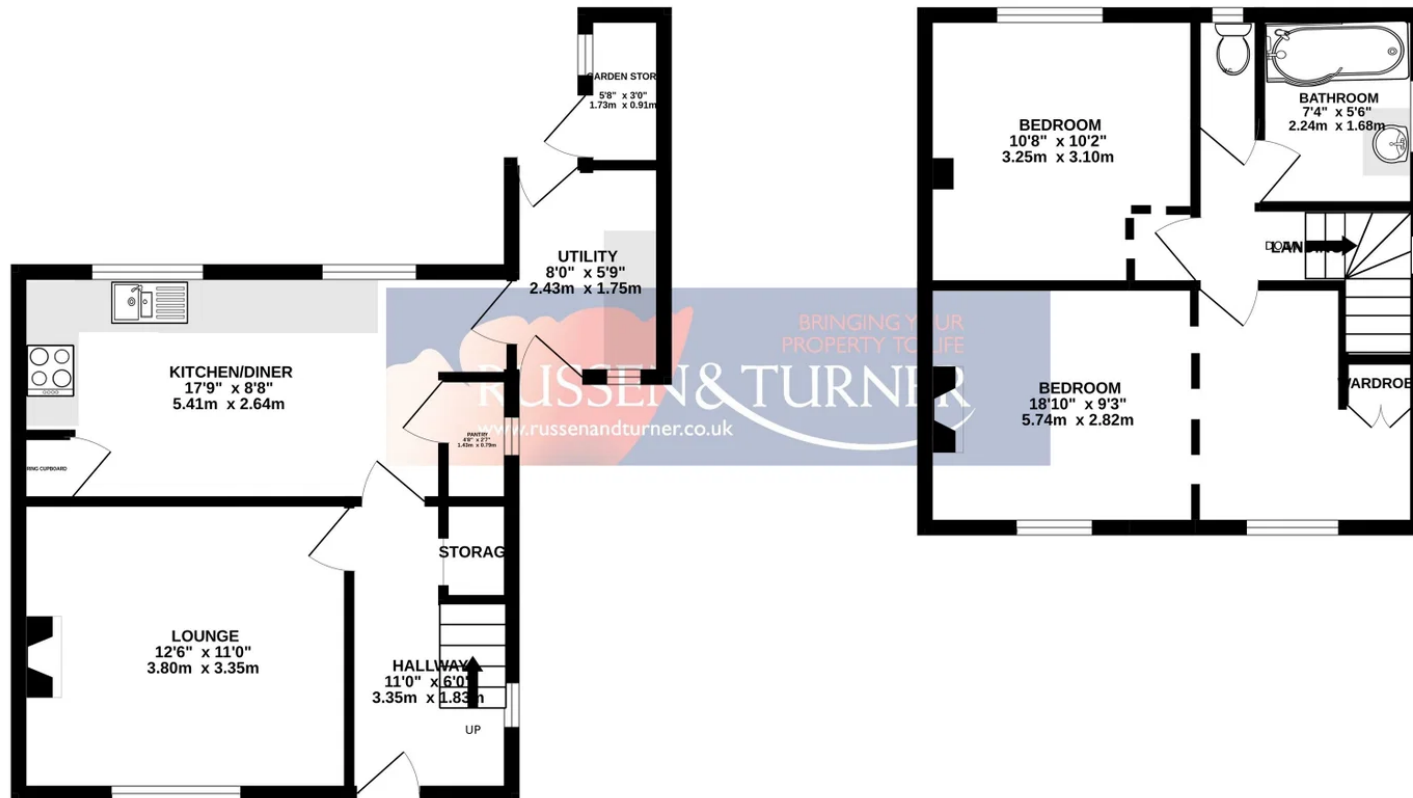
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GROUND FLOOR
424 sq.ft. (39.4 sq.m.) approx.

1ST FLOOR
352 sq.ft. (32.7 sq.m.) approx.



TOTAL FLOOR AREA : 776 sq.ft. (72.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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