



**Cyora West Street, Thorne DONCASTER DN8 5QY**

**welcome to**

**Cyora West Street, Thorne DONCASTER**

William H Brown are proud to present this extended five bedroom detached dorma bungalow, set in a sought after location with stunning views!  
Boasting extensive living spaces, modern fitted kitchen, master bedroom with en-suite and large private rear garden.



## Entrance Hall

Upon entering the property, you are welcomed by a spacious hallway featuring built-in storage cupboards and a staircase providing access to the first floor.

## Kitchen

23' 1" Max x 14' 1" Max ( 7.04m Max x 4.29m Max )  
This beautifully appointed kitchen features light grey wall and base units, a double pantry cupboard complemented by quartz worktops and tiled floor, perfect for busy family mornings it boasts a central island, two electric ovens and fully integrated Bosch appliances including, microwave, fridge & freezer plus dishwasher  
French doors opening into the garden, large window plus 3 velux windows making the space light and airy.

## Laundry/Utility Room

The utility room is equipped with wall and base units, sink and drainer with plumbing for a washing machine, lift access to main bedroom, entrance through here to a shower room.

## Lounge/Games Room

This spacious lounge is warm and welcoming with tiled underfloor heating for year round comfort, Bi-fold doors open onto a patio area creating a perfect flow for indoor-outdoor living and offering views of the garden.

## Television / Dining Room

23' 10" x 14' 3" Into recess ( 7.26m x 4.34m Into recess )  
This separate lounge diner comprises of a front facing double glazed window, laminate flooring a marble fire place with electric fire and media wall, built in storage cupboards.

## W/C

Irregular Shaped Room x ( x )  
Downstairs W/C comprises of a white low level flush toilet and sink.

## Master Bedroom

The master bedroom is bright and spacious, featuring two front facing double glazed windows with a view of the canal, laminate floor covering, three radiators and lift access to the ground floor, this suite also includes an en-suite and space that can be used as either an office or dressing area.

## En Suite

The en suite comprises of a shower, a toilet & a hand wash basin

## Bedroom Two

12' 5" x 11' 9" ( 3.78m x 3.58m )  
Bedroom 2 has a front facing double glazed window, one radiator and laminate floor covering, fitted wardrobes for storage.

## Bedroom Three

13' 9" into recess x 11' 8" into recess ( 4.19m into recess x 3.56m into recess )  
Bedroom 3 on the ground floor has a front facing double glazed window, laminate floor covering and fitted wardrobes.

## Bedroom Four

12' x 11' 8" ( 3.66m x 3.56m )  
Bedroom 4 has a carpet floor covering, rear facing double glazed window.

## Bedroom Five

Bedroom 5 is on the first floor with a rear facing double glazed window.

## Main Bathroom

The main bathroom comprises of a tiled floor and walls, Jacuzzi bath with shower over, white low flush toilet and sink and a rear facing double glazed window.

## Bathroom

The shower room is on the ground floor comprising of a tiled floor, shower and a low level flush toilet and sink with two side facing double glazed windows.

## Rear Garden

This large private garden has a paved patio area, raised beds and apple trees and large lawned area.

## Garage & Outbuilding

The property boasts a garage with internal access through the utility room, electric roller door for car access and also houses the solar panel meter, there is a separate outbuilding ideal for additional storage.



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## Cyora West Street, Thorne DONCASTER

- GUIDE PRICE £560,000 - £565,000
- Canal Views
- Extensive Living Spaces
- Ample Parking & Garage
- Solar Panels

Tenure: Freehold EPC Rating: D  
Council Tax Band: D

guide price

**£560,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
THN105310 - 0012

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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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