



12 Canal View Thorne DN8 5GE

£255,000

FREEHOLD

VIEWING ESSENTIAL. Immaculate and spacious **THREE** bedroom **DETACHED HOUSE.** Sought after small residential estate. Lounge with feature media wall. Spacious kitchen/diner with bay window. Utility room. En-suite to master bedroom. Detached brick garage. Private rear garden. Perfect family home.



- SPACIOUS THREE BEDROOM DETACHED HOUSE • Entrance hall, Lounge with media wall • Spacious kitchen/diner, Utility room

ENTRANCE HALL

Side composite double glazed entrance door with adjoining UPVC double glazed window. Staircase leading to the first floor. Doors into the lounge, kitchen/diner and w.c.

LOUNGE

18'0" x 10'3"

Rear facing UPVC double glazed French doors and UPVC double glazed window. Feature bespoke media wall with oak mantel, decorative fireplace opening and built-in alcove cupboards and display shelves. Radiator.

KITCHEN/DINER

18'0" x 9'11"

Measurements not including the bay window. Front facing UPVC double glazed window and UPVC double glazed walk-in bay window. Fitted with a modern range of cream shaker style wall and base units with butchers block effect laminate worksurfaces incorporating a stainless steel one and a half bowl sink and drainer with metro style tiled splashbacks. Built-in electric oven, grill and hob with extractor hood above. Built-in and concealed fridge. Radiator. Laminate floor.

UTILITY ROOM

6'3" x 6'0"

Side UPVC double glazed entrance door. Fitted with wall and base units with laminate worksurfaces incorporating a stainless steel sink and drainer with tiled splashback. Space and plumbing for washing machine and undercounter freezer. Wall mounted gas combi central heating boiler.

W.C

5'5" x 2'10"

Fitted with a white w.c. and wash hand basin with tiled splashback. Radiator.

LANDING

Side facing UPVC double glazed window. Spindle balustrade to the staircase. Loft access point. Doors off to all rooms.

MASTER BEDROOM

12'1" x 10'3"

Rear facing UPVC double glazed window. Radiator. Door into the en-suite shower room.

EN-SUITE SHOWER ROOM

6'9" x 6'1"

Side facing UPVC double glazed window. Fitted with a tiled shower cubicle with mains shower and rainfall head,



- En-suite to master bedroom • Family bathroom • Side driveway and brick garage • Private good sized rear garden

pedestal wash hand basin and w.c. Tiled walls. Chrome towel radiator.

BEDROOM TWO

10'0" x9'11"

Measurements not including the extra door recess. Front facing UPVC double glazed window. Radiator.

BEDROOM THREE

10'0" x 7'9"

Front facing UPVC double glazed window. Radiator.

OUTSIDE

There is an open plan lawned front garden with wrought iron and composite double gates leading onto the block paved driveway which continues to the side of the house and leads to the detached brick garage. There is also a gate to the right side of the house giving access to the utility room entrance door and rear garden.

DETACHED BRICK GARAGE

20'0" x 10'6"

Front remote control electric up and over access door.

Electric light and power. Side pedestrian access door.

The rear garden is a good size and private with lawn,

porcelain tiled seating area with path and timber panelled fencing. There is a timber storage shed to the rear of the garage and outside electric power sockets.



- Immaculate presentation throughout
- Sought after small residential estate
- Extending to approx. 91.2 sq.m/981 sq.ft



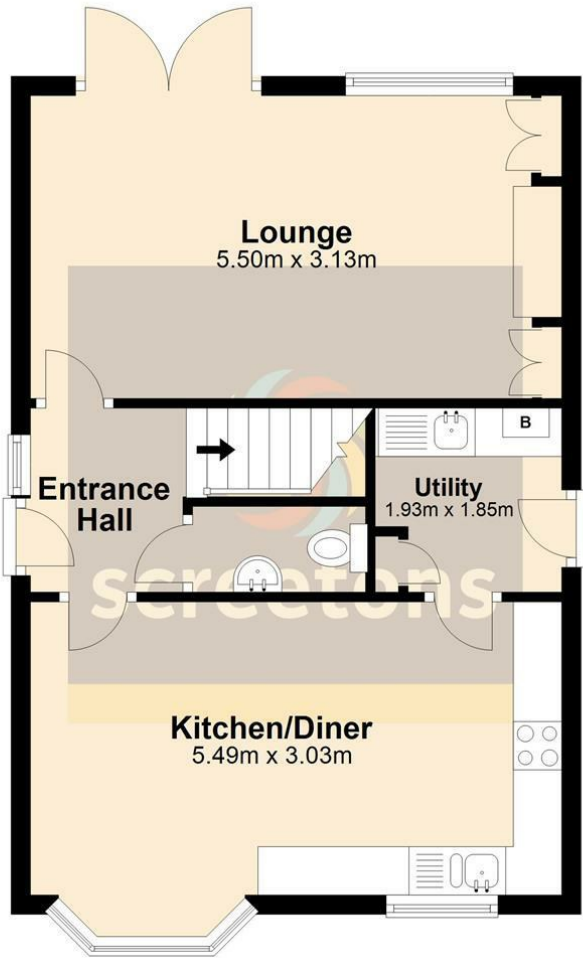


Additional Information

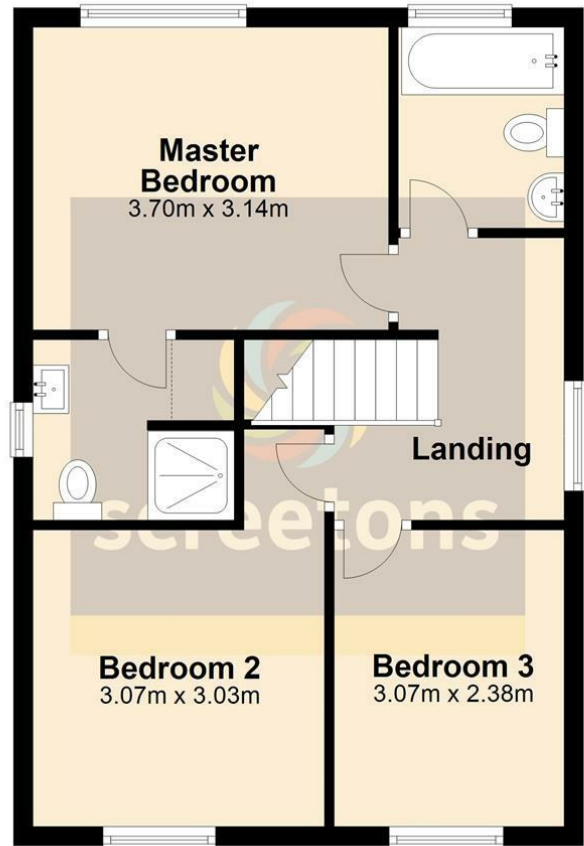
Local Authority - Doncaster
Council Tax - Band C
Viewings - By Appointment Only

Tenure - Freehold

Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C	72		
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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