



Robin Hood Grove, Thorne Doncaster DN8 4FH

welcome to

Robin Hood Grove, Thorne Doncaster

William H Brown Thorne are proud to present this wonderful two bedroom dormer bungalow on our Robin Hood Grove site! This home provides a spacious lounge, downstairs w/c, enclosed rear garden, driveway & en-suites in both bedrooms. Enjoy the benefits of modern living in this brand new property!



Entrance Hall

Entering into the property through a composite door, the entrance hall comprises of tiled floor covering & access to the downstairs W/C.

Downstairs W/C

Comprising of hand wash basin, low flush toilet and tiled floor covering.

Lounge

This open plan lounge offers a generous living space, two bay windows allowing the natural light to flow in, underfloor heating & staircase leading to the first floor.

Kitchen / Diner

The kitchen diner is a great space to entertain & benefits from rear facing double glazed french doors with glass panel sides to allow the space to be flooded with natural light, a rear facing double glazed window & a tiled floor. This fitted kitchen includes wall & base units in a high gloss finish, marble effect worktops with partial splashback, sink & drainer and integrated LAMONA appliances such as hob, oven & fridge/freezer.

Landing

With stairs rising from the ground floor the landing provides access to both bedrooms, a storage cupboard and a skylight allowing natural light to brighten the area.

Bedroom One

Bedroom one comprises of an en-suite featuring a bath, a low level flush toilet & sink. The room has a front facing double glazed window, centrally heated radiator and a large storage cupboard.

Bedroom Two

Bedroom two includes an en-suite with a low level flush toilet, sink and walk in shower, rear facing double glazed window, centrally heated radiator & a large storage cupboard.



view this property online williamhbrown.co.uk/Property/THN105270



welcome to

Robin Hood Grove, Thorne Doncaster

- LABC WARRANTY FOR 10 YEARS
- LAMONA Appliances
- Fitted Modern Kitchen
- Under Floor Heating To Lounge
- Off Street Parking

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

£195,000



Please note the marker reflects the
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/THN105270](https://www.williamhbrown.co.uk/Property/THN105270)



Property Ref:
THN105270 - 0009

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](https://www.williamhbrown.co.uk)