



## Honeycroft Thorne Road, Sandtoft, Doncaster, DN8 5SZ

Well Presented Detached Property | Four Double Bedrooms | Double Garage | Gated Driveway Parking | En-Suite To Master Bedroom | Conservatory | Viewing Highly Recommended

- Well Presented Detached Property
- Four Double Bedrooms
- Gated Driveway Parking & Double Integral Garage
- Oil Central Heating
- Freehold Property
- EPC Rating - D
- Council Tax Band - E
- Multiple Reception Rooms
- Utility Room & WC
- En-Suite To Master Bedroom
- Conservatory

**Offers Over £425,000**

Jigsaw Move are pleased to present this splendid detached house nestled on the charming Thorne Road in Sandtoft. The property offers a perfect blend of space and comfort, ideal for family living. Spanning an impressive 1,776 square feet, providing ample space.

The heart of the home features three inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The layout is thoughtfully designed to maximise both space and light, creating a warm and welcoming atmosphere throughout.

The residence features four generously sized double bedrooms, including a master suite complete with an en-suite bathroom and fitted wardrobes, ensuring both privacy and convenience. Bedrooms three and four also benefit from fitted wardrobes, offering additional storage solutions. With two bathrooms and a WC in total, morning routines will be a breeze for the entire family.

The well-presented front garden welcomes you into the home and for those who appreciate outdoor living, the large rear garden presents a wonderful opportunity for relaxation and recreation. Whether you envision summer barbecues or a safe play area for children, this garden is sure to impress.

Parking is a significant advantage of this property, the property includes a gated driveway with parking for up to six vehicles, along with a double garage, providing secure storage and easy access. This feature is particularly appealing for families with multiple cars or those who enjoy hosting guests. The utility room adds to the practicality of the home, making laundry and household chores a breeze.

Practical features such as a utility room enhance the functionality of the home, while the oil central heating system ensures warmth and comfort during the colder months.

It's ideal location in Sandtoft offers a peaceful setting while still being within easy reach of local amenities and transport links. With Sheffield just 35 minutes away, Leeds 45 minutes, Doncaster 20 minutes, and Scunthorpe a mere 15 minutes, commuting to nearby cities is both easy and convenient.

This property is not just a house; it is a place where memories can be made. With its generous space, excellent amenities, and desirable location, it is a rare find in today's market. We invite you to explore the potential of this remarkable home and envision your future in Sandtoft.

## GROUND FLOOR ACCOMMODATION

### Entrance Hall

**Lounge 16'0" x 19'10" (4.88m x 6.05m)**

**Dining Room 9'9" x 11'11" (2.96m x 3.63m)**

**Kitchen 13'8" x 14'8" (4.17m x 4.48m)**

**Utility 4'6" x 4'10" (1.37m x 1.47m)**

**WC 3'7" x 4'10" (1.08m x 1.47m)**

**Conservatory 10'11" x 14'8" (3.34m x 4.48m)**

## FIRST FLOOR ACCOMMODATION

### Landing

**Bedroom One 13'8" x 14'9" (4.17m x 4.50m)**

### En-suite Shower Room

**Bedroom Two 17'9" x 13'0" (5.42m x 3.96m)**

**Bedroom Three 11'3" x 13'9" (3.44m x 4.18m)**

**Bedroom Four 11'3" x 9'5" (3.44m x 2.87m)**

**Bathroom 6'6" x 8'8" (1.98m x 2.64m)**

## EXTERNAL



## Double Garage 18'3" x 18'6" (5.56m x 5.64m)

## ANTI-MONEY LAUNDERING (AML) CHECKS

In line with AML regulations, we use Thirdfort to complete ID verification checks for all buyers. A fee is associated with this service.

For further information, please contact our branch:

01757 241123

info@jigsawmove.co.uk

## COUNCIL TAX

Please note that the council tax band for the property has either been advised by the owner or we have sought from online resources. Whilst we endeavour to ensure our details are accurate and reliable, we strongly advise to make further enquiries before continuing.

## HEATING AND APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Jigsaw. The mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

## MAKING AN OFFER

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Jigsaw Move is required to verify the status of any prospective purchaser. This includes a financial standing of that purchaser and their ability to exchange contracts. To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD stc' each prospective purchaser will be required to demonstrate to 'Jigsaw Move' that they are financially able to proceed with the purchase of the property.

## MEASUREMENTS

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture.

All measurements have been taken using a laser distance metre or sonic tape measure and therefore may be subject to a small margin of error.

## OPENING HOURS

Monday – Friday 9.00am to 5.00pm Saturday – 9.00am – 1.00pm

## PROPERTY DETAILS

Whilst we endeavour to make our property details are accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Jigsaw nor any of its employees or agents has any authority to make or give any representation or warranty whatsoever in relation to this property. In the area of Yorkshire and The Humber flood plains have been identified and coal mining has been carried out in the past in specific areas, therefore, we strongly advise that any prospective purchaser instructs an appropriate qualified person for the purposes of conveyancing to carry out searches on the property which include a local search with the Local Authority, a water and drainage search, an environmental search and a Chancery Repair Liability search. We also advise in certain cases other searches may be required such as a Coal Mining Search, Commons Registration Search which relates to Common Land, a Flood Search or a Planning Search. We would recommend that all the information that Jigsaw provide regarding this advertised property is verified by you or your legal representative. We do not inspect deeds and therefore any references or covenants etc need to be confirmed.

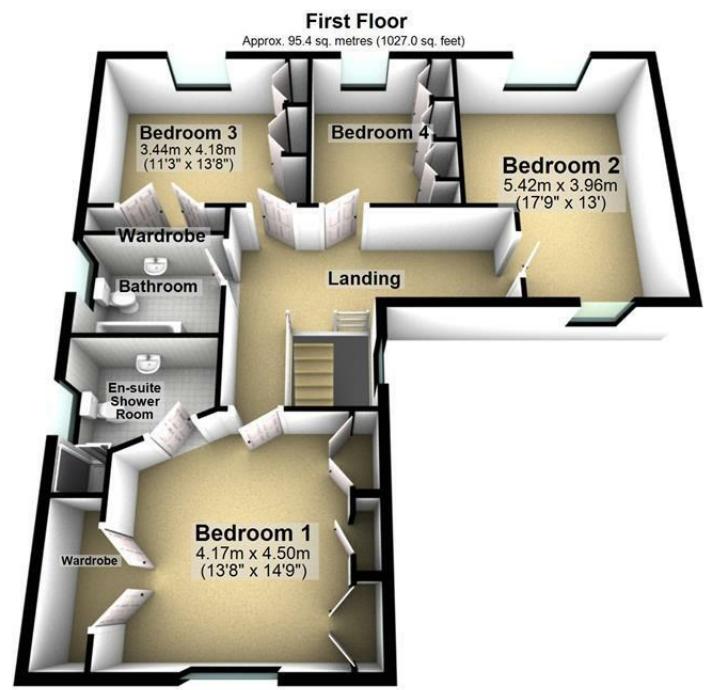
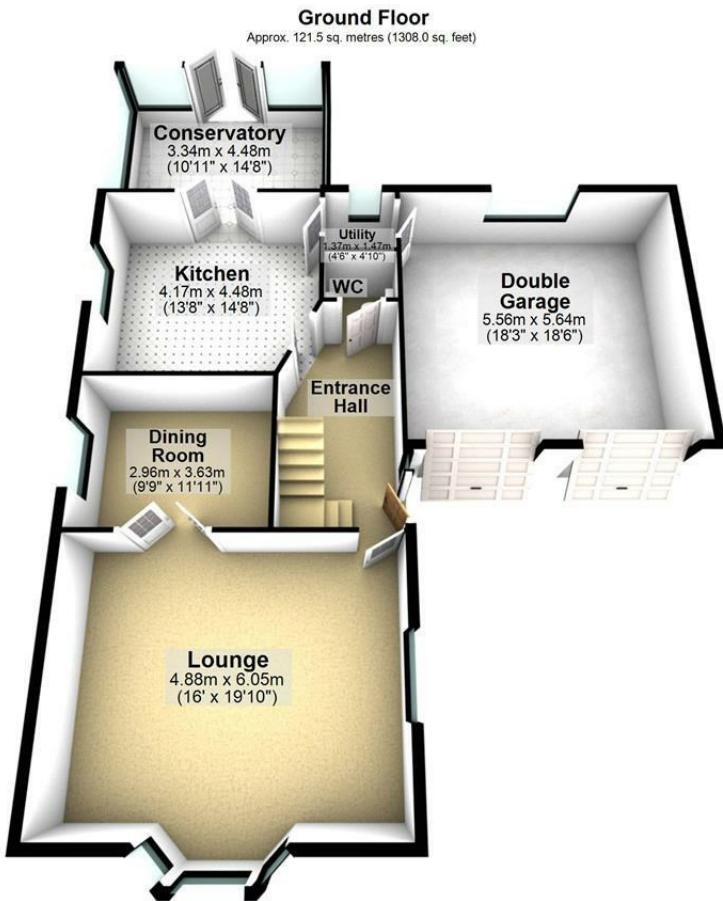
## VIEWINGS

Strictly by appointment with the sole agents by contacting 01757 241123. If there is any point of particular importance to, that we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property. A full copy of the EPC for the property is available upon request.

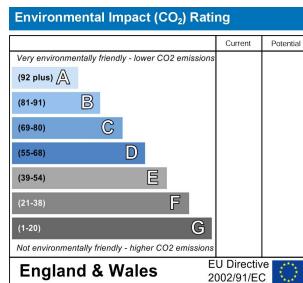
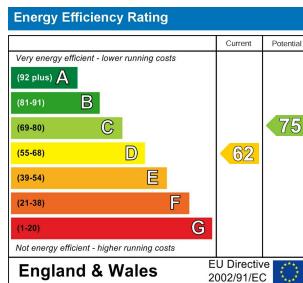
## WINDOWS

Compliance with FENSA Building Regulations has not been sought by Jigsaw Move.





Total area: approx. 216.9 sq. metres (2335.0 sq. feet)



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