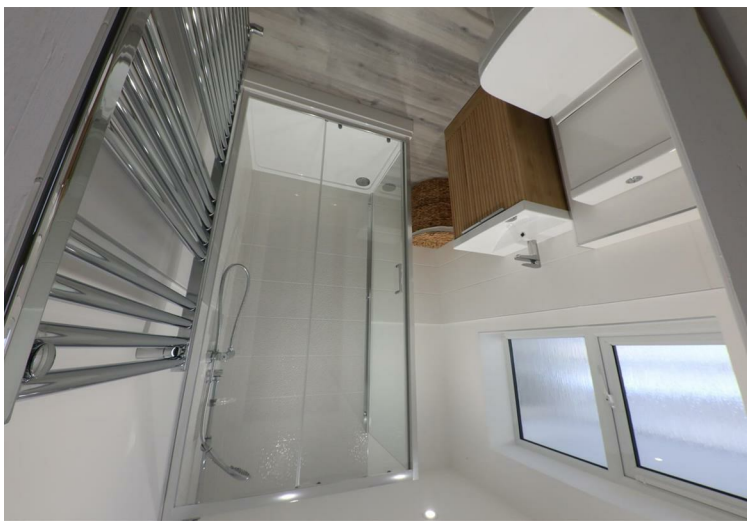

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Thornham Close, Armthorpe, Doncaster, DN3 3BL
Guide Price £220,000 - £225,000

******GUIDE PRICE £220,000 - £225,000******

RARE TO THE MARKET / FULLY REFURBISHED & READY TO GO / A LARGE 3 BEDROOM EXTENDED SEMI DETACHED BUNGALOW / GAS CENTRAL HEATING, COMBI BOILER / GORGEOUS NEW KITCHEN WITH INTEGRATED APPLIANCES / NEW CONTEMPORARY SHOWER ROOM / 3 GOOD BEDROOMS / DOUBLE WIDTH DRIVEWAY & AMPLE PARKING / DETACHED BRICK GARAGE / NO CHAIN / EARLY VIEWING ESSENTIAL //

One to view, enjoying a lovely corner position, a beautifully refurbished, and extended 3 bedroom semi detached bungalow. With a very long list of upgrades to include re-plastering, new wiring, new kitchen and a new shower room, this property is ready to move into, it has a gas radiator central heating system via a combi boiler, Pvc double glazing and briefly comprises; A large side porch, which feels more than a porch, an L-shaped entrance hall, spacious lounge, extended dining kitchen with new units and new integrated appliances. 3 bedrooms and a newly installed shower room. Outside the property enjoys lovely corner gardens, a double width driveway and a detached brick garage. Great central position within Armthorpe close to all the shops etc, plus easy access to the M18 and motorway networks. First to view will buy.

ACCOMMODATION
A PVC double glazed entrance door leads into a large porch.

PORCH
This is a useful space, more than just a side porch, it is PVC double glazed, it has a tiled floor covering and doors leading to;

ENTRANCE HALL
An L-shaped hallway, from here there is an access point into the loft space, a deep storage cupboard with an oak interior door (which can be found throughout the remainder of the property.

LOUNGE
17'10" x 11'8" (5.44m x 3.56m)
A well proportioned rear facing reception room, it has a broad PVC double glazed window with an outlook into the property's rear garden, a central heating radiator, two ceiling lights and a door to the extended dining kitchen.

EXTENDED DINING KITCHEN
15'5" x 9'1" max (4.70m x 2.77m max)
All smartly finished and newly fitted with a range of modern high and low level units, with a modern grey coloured cabinet door and a coordinating white marble effect work surface. Integrated appliances include a four ring induction hob, glass splash back and an extractor hood, integrated oven and an integrated fridge and freezer. There is also a space with plumbing for a washing machine. A stainless steel one and a half bowl sink unit, inset spotlighting, a pvc double glazed window and a vinyl floor covering. It open directly into a dining area where there's a ceiling pendant light, a central heating radiator, a continuation of the vinyl flooring and an exterior door from here leads back into the entrance porch.

From the hall doors lead to the bedrooms and the shower room.

BEDROOM 1
14'8" max x 10'0" (4.47m max x 3.05m)
A large double bedroom. It has a PVC double glazed window to the front, a double panel central heating radiator, a central ceiling light and a deep recess suitable for wardrobe storage.

BEDROOM 2
10'10" x 7'9" min (3.30m x 2.36m min)
A comfortable sized second bedroom. It has a PVC double glazed window to the front, a central heating radiator and a ceiling light.

BEDROOM 3
7'8" x 7'0" (2.34m x 2.13m)
Has a PVC double glazed window to the side, a double panel central heating radiator and a central ceiling pendant light.

SHOWER ROOM
The shower room is accessed via a modern oak barn style sliding door. It is fitted with a new white suite that comprises of a shower enclosure, with a mains plumbed shower, a wash hand basin and a low flush WC. Tall towel rail/ radiator, a PVC double glazed window, inset spotlighting to the ceiling and an extractor fan.

OUTSIDE
Outside the property stands on a large corner plot.
The front is mainly lawned with a low brick wall, there's a raised brick planter with decorative stones and ornamental shrubs inset.
To the side there is a wide driveway, providing car standing for two cars side by side which in turn leads to a detached brick garage.

DETACHED BRICK GARAGE
Which has an electric up and over style door, power and light laid on a personnel door and a pvc double glazed window.

REAR GARDEN
Rear garden is enclosed with fencing to the perimeters. There's an attractive lawn, a concrete patio and sitting area, all with a more pleasant open aspect to the rear, not directly overlooked.

AGENTS NOTES:
TENURE - FREEHOLD

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, where stated. Age of units various.

HEATING - Gas radiator central heating. Age of boiler TBC.

COUNCIL TAX - Band B.

BROADBAND - Ultrafast broadband is available with download speeds of up to 5500 mbps and upload speeds of up to 5500 mbps.

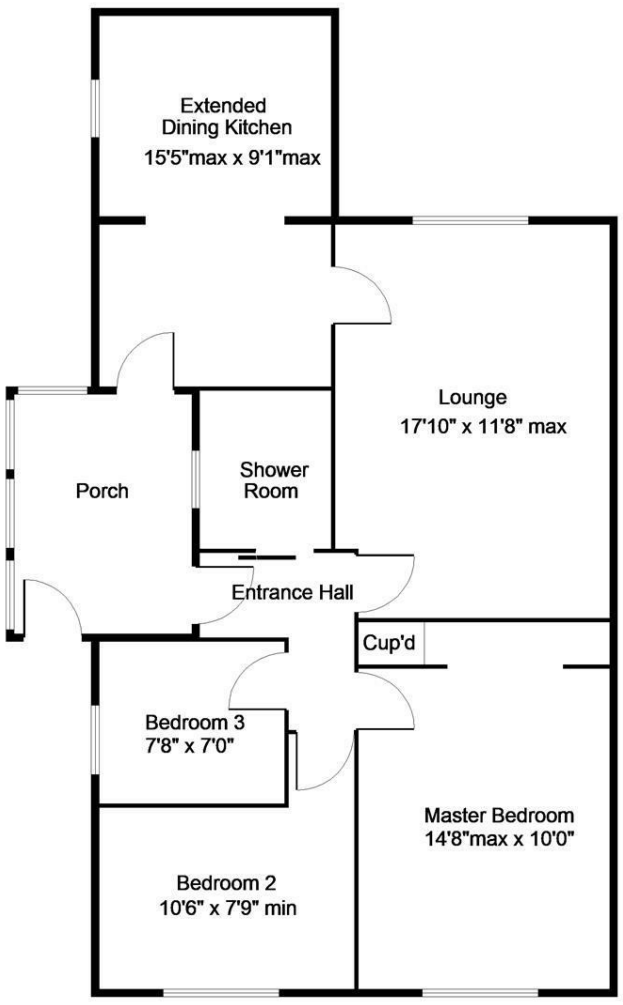
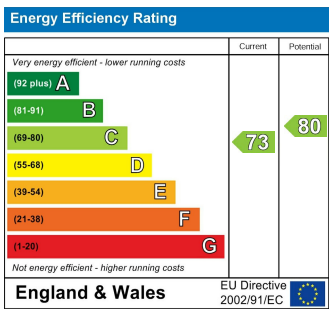
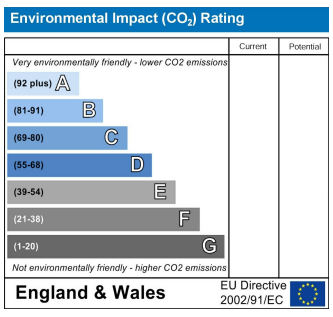
MOBILE COVERAGE - Coverage is available with EE, Three, 02 and Vodafone.

VIEWING - By prior telephone appointment with horton knights estate agents.

MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability of any part, including fixtures and fittings of this property, prospective buyers are kindly asked to take specific advice from their professional advisors.

OPENING HOURS - Monday - Friday 9:00 - 5:30 Saturday 9:00 - 3:00 Sunday www.hortonknights.co.uk

INDEPENDENT MORTGAGE ADVICE - With so many mortgage options to choose from, how do you know your getting the best deal? Quite simply...YOU DON'T. Talk to an expert. We offer uncomplicated impartial advice. Call us today: 01302 760322.

FREE VALUATIONS - If you need to sell a house then please take advantage of our FREE VALUATION service, contact our Doncaster Office (01302) 760322 for a prompt and efficient service.