



The Croft, Thorne DONCASTER DN8 5TL



welcome to

The Croft, Thorne DONCASTER

William H Brown are proud to present to market this well presented three double bedroom detached dormer bungalow boasting spacious living throughout, off street parking & garage/workshop, well maintained rear garden & located close to local amenities, schools & transport links!



Entrance Hall

Offering access to all ground floor rooms and stairs rising to the first floor.

Lounge

The lounge comprises of two front facing double glazed windows, a side facing double glazed window, two centrally heated radiators and wood effect floor covering.

Kitchen/Diner

The kitchen/diner comprises of a rear facing double glazed window, wall and base units, sink and drainer, integrated oven and microwave, gas hob and extractor hood, a kitchen island, herringbone effect floor covering and an internal door leading to the garage/workshop. The dining area flows on from the kitchen comprising of a centrally heated radiator, herringbone effect floor covering and rear facing patio doors leading on to the garden.

Downstairs W/C

Comprising of a low flush w/c, wash hand basin and a side facing double glazed window.

Landing

Comprising of carpet floor covering and providing access to bedroom one and two and the family bathroom.

Bedroom One

Featuring a front facing double glazed window, a centrally heated radiator, fitted wardrobes, a large storage cupboard with potential to be converted to a walk in wardrobe and carpet floor covering.

Bedroom Two

Featuring three velux windows, a centrally heated radiator and carpet floor covering.

Bedroom Three

Located on the ground floor of this property, this room comprises of a side facing double glazed window, a centrally heated radiator and wood effect floor covering.

Family Bathroom

Comprising of a velux window, a bath with shower overhead, wash hand basin, low flush w/c and tiled floor covering.

Outside & Exterior

To the front of the property there is low maintenance lawn area and a driveway. To the rear of the property there is a patio area, low maintenance lawn area with artificial grass and wooden decking with pergola. The garage located at the side of the property also features a rear facing double glazed window and both a water and electric supply.



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- GUIDE PRICE £290,000 - £295,000
- Open Plan Kitchen/ Diner.
- Off Street Parking & Garage/Workshop.
- Downstairs W/C.
- Enclosed Rear Garden.

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

£290,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
THN105617 - 0004

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.



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