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Thorne Road, Edenthorpe, Doncaster, DN3 2JE
Guide Price £350,000

***** GUIDE PRICE £350,000 - £375,000 *****

This excellent opportunity is sure to attract a wide range of potential purchasers... A detached bungalow and annexe with a double garage, sat on a corner plot position in this prime location in Edenthorpe, near Doncaster. The property benefits from gas central heating, PVC double glazing and briefly comprises: Entrance hall, dining room, lounge, fitted kitchen, 2 double bedrooms, bathroom and a cellar, 2 attic bedrooms plus an attached double garage and utility space. In addition, there is an annexe which offers excellent accommodation with its own entrance porch, lounge/ dining room, fitted kitchen and a four piece bathroom suite. As mentioned, the overall plot size runs to approx 0.25 acres and sits on the corner at the junction on Thorne Road and Church Balk. This location itself is very valuable giving it offers access to a wealth of local amenities including schools, bus routes, supermarkets and access to motorway networks if required. Offered with NO ONWARD CHAIN, there may be multiple options available for buyers including renovation or a potential building plot, subject to relevant planning permission. Viewing is absolutely recommended to appreciate both the plot and the property.

ACCOMMODATION

A PVC double glazed entrance door with matching double glazed side screens gives access to the entrance hall.

ENTRANCE HALL

A nice large bright entrance hall with a double panel central heating radiator, coving to the ceiling, wood style laminated flooring, stairs rising to the attic bedrooms and a door leading down to the cellar plus doors leading off to the ground floor accommodation.

DINING AREA

12'11" x 11'11" (3.94m x 3.63m)

The dining area sits directly off the entrance hall and has a PVC double glazed window to the front, a central heating radiator, coving to the ceiling, a ceiling rose and an archway leading through to the lounge.

LOUNGE

18'11" x 11'11" (5.77m x 3.63m)

The lounge is an excellent size and has a twin aspect with double glazed windows to the front and rear elevations, 2 central heating radiators plus a decorative fire surround incorporating a living flame gas fire.

KITCHEN

11'11" x 11'11" (3.63m x 3.63m)

The kitchen is all smartly fitted with a range of wood style wall mounted cupboards and base units with a granite effect rolled edge work surface incorporating a single bowl porcelain sink unit with a mixer tap and a decorative marble style tiled splashback. There is an integrated electric oven with a ring gas hob and an extractor hood, further ceramic tiling to the floor and panelling to the ceiling, a PVC double glazed window and door to the rear elevation plus a central heating radiator.

BEDROOM 1

12'11" x 11'11" max (3.94m x 3.63m max)

A good sized double room with a PVC double glazed window to the front, coving to ceiling, a central heating radiator and useful fitted wardrobes to the left and right alcoves of the chimney breast plus further fitted drawers/ dressing area.

BEDROOM 2

11'11" x 11'11" (3.63m x 3.63m)

Once again, a double bedroom with a PVC double glazed window to the side, a central heating radiator, coving to the ceiling and fitted wardrobes.

BATHROOM

Fitted with a four piece suite comprising of a low flush W/C, a pedestal wash hand basin, a shower cubicle and a panelled bath. There is full tiling to the walls and further ceramic tiling to the floor, a PVC double glazed window to the rear and a central heating radiator.

FIRST FLOOR LANDING

As previously mentioned, stairs rise from the entrance hall to the attic landing.

With a useful built in storage cupboard ahead, further storage into the eaves of the roof and doors leading off to the two bedrooms.

ATTIC BEDROOM 1

11'10" x 10'10" max (3.61m x 3.30m max)

This is a good sized double room with a PVC double glazed window to the front, a central heating radiator and built in wardrobes.

ATTIC BEDROOM 2

10'11" max x 8'9" (3.33m max x 2.67m)

Again, this could be used as a double bedroom with a PVC double glazed window to the front, a central heating radiator and fitted wardrobes/ drawers.

ANNEXE

The annexe has its own separate entrance porch that can also be accessed from the main house.

ENTRANCE PORCH

The entrance porch has a PVC double glazed entrance door, wood style laminated flooring and a built in cupboard plus an internal door which leads to the lounge/ dining area.

LOUNGE / DINING AREA

16'2" max x 15'1" (4.93m max x 4.60m)

A good sized room with a PVC double glazed window to the front, a central heating radiator, wood style laminated flooring, coving to the ceiling, a ceiling rose and a built in cupboard.

KITCHEN

9'9" x 9'5" (2.97m x 2.87m)

Fitted with a range of medium oak style wall mounted cupboards and base units with a rolled edge work surface incorporating a 1 1/2 bowl sink with a mixer tap. There is tiling to the splashback areas, an electric double oven with a matching electric hob and extractor hood above, a central heating radiator, wood style laminated flooring continuing through from the lounge area, a PVC double glazed window to the rear and coving to the ceiling.

BATHROOM

Fitted with a four piece suite comprising of a low flush W/C, a pedestal wash hand basin, a corner set bath and a separate shower cubicle with a wall mounted electric shower. There is full ceramic tiling to the walls and floor, a chrome wall mounted heated towel rail, a wall mounted electric convector heater and a double glazed window to the rear.

OUTSIDE

The property sits on an extremely generous plot on the corner of Church Balk and Thorne Road, it has large gardens to the front and side, a block paved driveway providing ample off street parking. There are ornamental trees and good sized areas of lawn and the block paved parking area extends round to the right side of the property and leads to the double garage.

DOUBLE GARAGE

19'0" x 17'10" (5.79m x 5.44m)

The double garage is linked to the main house via a utility/ store, the garage itself has 2 roller shutter style doors and windows to the rear elevation plus light and electricity supplied.

UTILITY STORE

16'0" x 7'6" (4.88m x 2.29m)

This houses the gas central heating boiler and also has a central heating radiator plus a single bowl stainless steel sink unit and plumbing for a washing machine.

REAR COURTYARD GARDEN

The rear courtyard is laid with paving and has a small area of lawn plus a greenhouse, there is a combination of brick built wall and timber fencing to the boundary.

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 E.

BROADBAND - Ultrafast broadband is available with download speeds of up to 10,000 mbps and upload speeds of up to 10,000 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.

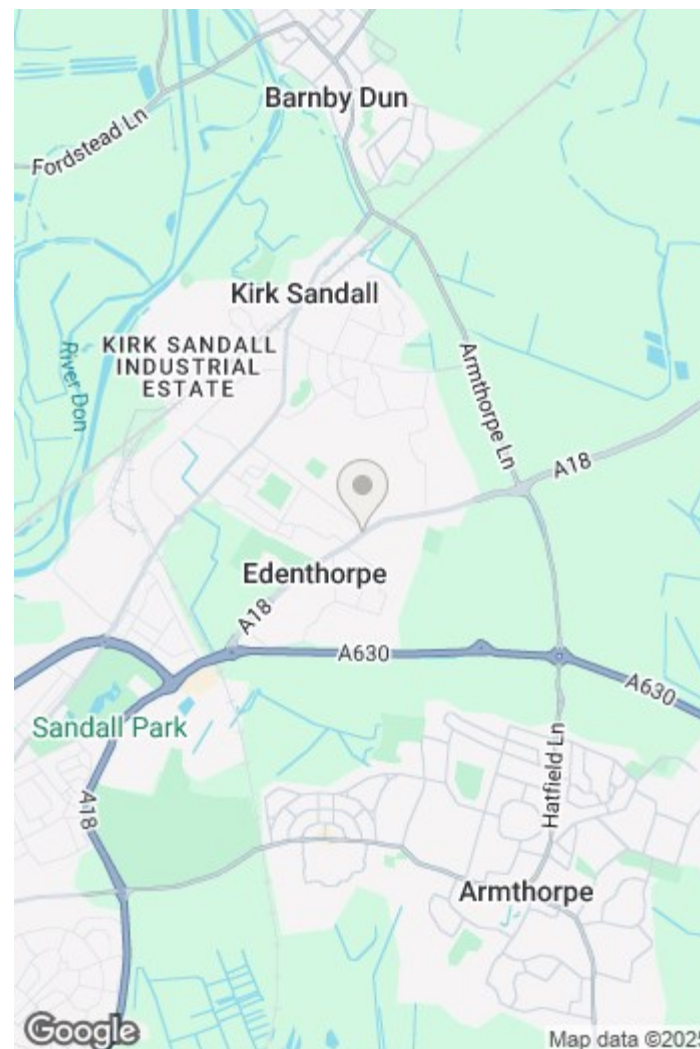
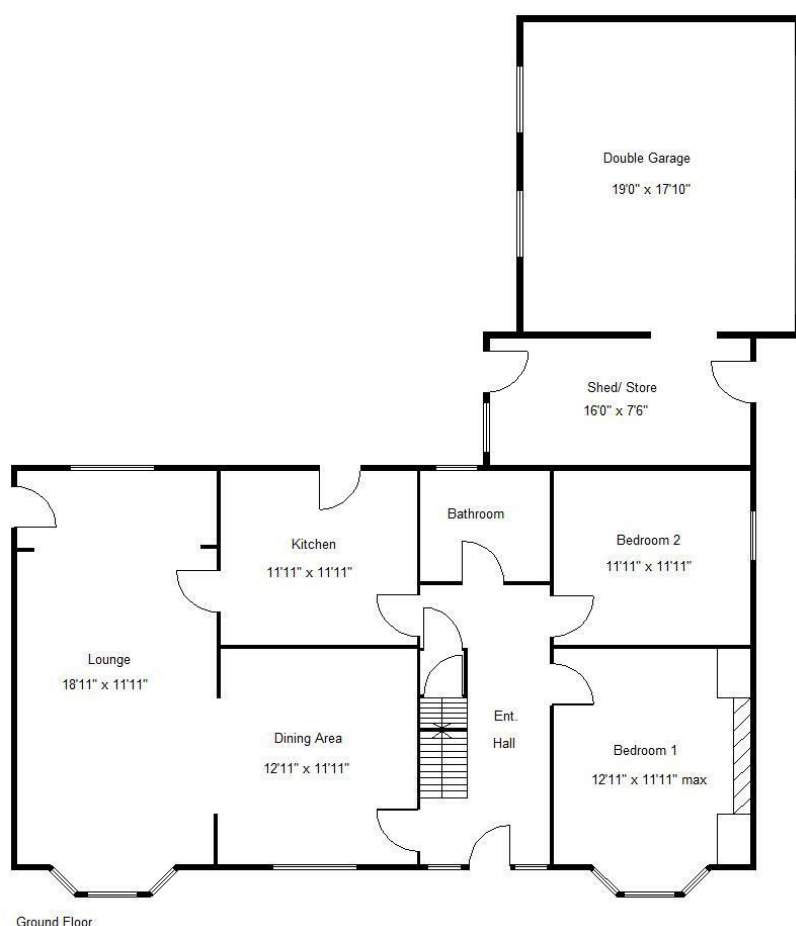
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	