



Thorpe In Balne Doncaster

welcome to

Thorpe In Balne Doncaster

Available with no onward chain is this five bedroom three storey modern style detached home with double garage. The property has a generous rear garden which outlooks onto farmland, a gated entrance with off road parking and a top floor primary bedroom with dressing room.



Entrance Hall

With a front facing exterior door, a front facing double glazed window and stairs which rise to the first floor landing.

Kitchen

Fitted with wall and base units with coordinating work surfaces housing the sink and drainer. The kitchen has a five ring gas hob, a gas cooker point, plumbing for a dishwasher and space for an American style fridge-freezer. There is tiled flooring, a breakfast bar, area for a dining table and chairs and a rear facing double glazed window.

Living Diner

A dual aspect room with front and rear facing double glazed windows, tiled flooring and a central heating radiator.

Conservatory

With rear and side facing double glazed windows, a central heating radiator and side facing French doors which lead out to the rear garden.

Utility Room

Fitted with wall and base units with work surfaces beneath which is space and plumbing for a washing machine. There is a central heating radiator, a side facing door to the garden and access to the ground floor WC and double garage.

Ground Floor W.C.

Fitted with a low flush WC, a wash hand basin, a central heating radiator, tiling to the walls and a side facing obscure double glazed window.

First Floor Landing

With a side facing double glazed window and stairs which rise to the second floor.

Bedroom Two

With a rear facing double glazed window, a central heating radiator and access to the en-suite shower room.

En-Suite Shower Room

Fitted with a low flush WC, a wash hand basin and a shower cubicle with shower. There is tiled flooring, a heated towel rail, downlights to the ceiling and a rear facing obscure double glazed window.

Bedroom Three

With a rear facing double glazed window and a central heating radiator.

Bedroom Four

With a front facing double glazed window and a central heating radiator.

Bedroom Five

With a front facing double glazed window and a central heating radiator.

Bathroom

Fitted with a low flush WC, a wash hand basin on a vanity unit with mixer tap and a bath with shower over and screen. There is wall to floor tiling, downlights to the ceiling, an airing cupboard and a side facing obscure double glazed window.

Second Floor

Bedroom One

With a front facing double glazed window, a central heating radiator and access to the dressing room.

Dressing Room

With a rear facing double glazed window and a loft hatch.

Outside

To the front of the property there is a generous gravel garden with driveway providing ample off road parking and gated intercom entry system. To the rear of the property there is a generous mainly laid to lawn garden with extensive patio areas and picturesque views over rear farmland.

Double Garage

With two electric roller shutter doors, light, power and an internal door to the utility room.



view this property online williamhbrown.co.uk/Property/DCR126222



welcome to

Thorpe In Balne Doncaster

- ACCOMMODATION OVER THREE FLOORS
- MODERN AND CONTEMPORARY LIVING THROUGHOUT
- CONSERVATORY
- UTILITY AND GROUND FLOOR WC
- TOP FLOOR PRIMARY BEDROOM AND DRESSING ROOM

Tenure: Freehold EPC Rating: D

Council Tax Band: E

£550,000



Please note the marker reflects the postcode not the actual property

view this property online williambrown.co.uk/Property/DCR126222



Property Ref:
DCR126222 - 0002

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



01302 327121



doncaster@williambrown.co.uk



4-5 Kingsway House, Hall Gate, DONCASTER,
South Yorkshire, DN1 3NX



williambrown.co.uk