



screetons

Southfield Road, Thorne, DN8 5NT



Stylishly modernised TWO DOUBLE BEDROOM detached bungalow finished to a high specification throughout featuring a stunning modern open plan kitchen/living room with large double doors from the living area making the most of the view over the patio and lawned garden beyond.

The bungalow benefits from gas central heating and UPVC double glazing with the spacious accommodation briefly comprising of: Kitchen/living room, inner hall, modern bathroom and two double bedrooms.

Externally there is a block paved driveway to the front providing off road parking for several vehicles together with a lawned front garden, side driveway to detached garage and a good sized lawned garden to the rear.

INTERNAL VIEWING HIGHLY RECOMMENDED.

£170,000

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Description

The property has UPVC double glazing, gas central heating, a burglar alarm system and solid oak internal doors throughout.

THE ACCOMMODATION

Half glazed composite side entrance door into:

- **Kitchen/Living Room** (26'6" x 11'11")
(8.08m x 3.62m)

Stylish cream high gloss wall and base units incorporating a one and a half bowl stainless steel sink and mixer tap having butchers block effect work surfaces and matching breakfast bar peninsula. Under cupboard lighting and LED kick-board lighting. Built-in 'Lamona' electric oven, four ring ceramic hob and extractor hood over. Integrated dishwasher. Coving to ceiling and eighteen ceiling downlights. Three feature lights over breakfast peninsula. Two central heating radiators. Timber effect laminate flooring. Walk-in double cupboard with plumbing for automatic washer and burglar alarm control panel. UPVC double glazed rear window to kitchen area and large sliding UPVC double doors with side windows leading to patio and garden beyond.



- **Inner Hall** (5'2" x 2'10")
(1.57m x 0.87m)

Two ceiling downlights and loft access point with pull-down ladders to part boarded loft space housing gas combi boiler.

- **Bedroom One** (12'3" into bay x 10'8")
(3.74m into bay x 3.26m)

Front UPVC double glazed walk-in bay window. One central heating radiator. Coving to ceiling. Timber effect laminate flooring. Four ceiling downlights.



- **Bedroom Two** (12'3" into bay x 9'9")
(3.74m into bay x 2.97m)

Front UPVC double glazed walk-in bay window. One central heating radiator. Four ceiling downlights. Coving to ceiling and timber effect laminate flooring.



- **Bathroom** (7'7" x 5'3")
(2.30m x 1.59m)

Modern white bathroom suite comprising panelled bath with tiled surround, pedestal wash basin having tiled splashback, low flush WC and tiled shower enclosure with mains shower. Chrome towel radiator. Coving to ceiling and four ceiling downlights. Timber effect laminate flooring. Feature arched UPVC double glazed window to front.



- **Council Tax**
Preliminary enquiries indicate that the property is band B.

OUTSIDE

- **Gardens**

To the front of the property there is a block paved driveway providing off road parking for several vehicles. Lawned garden behind front brick boundary wall.

Gravelled driveway to the side of the bungalow leads to garage.

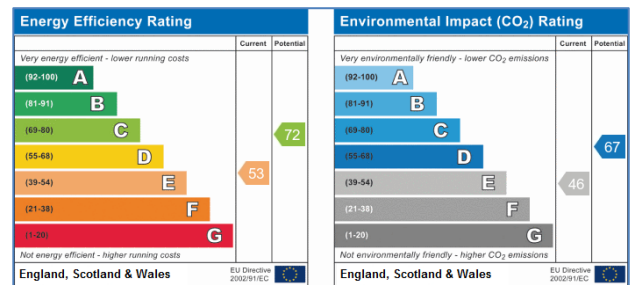
To the rear of the property there is a stone flagged raised patio area immediately to rear of bungalow with good sized enclosed lawned garden beyond.

- **Garage** (18'0" x 8'6")
(5.49m x 2.58m)

Timber clad sectional concrete garage with metal up and over front door.

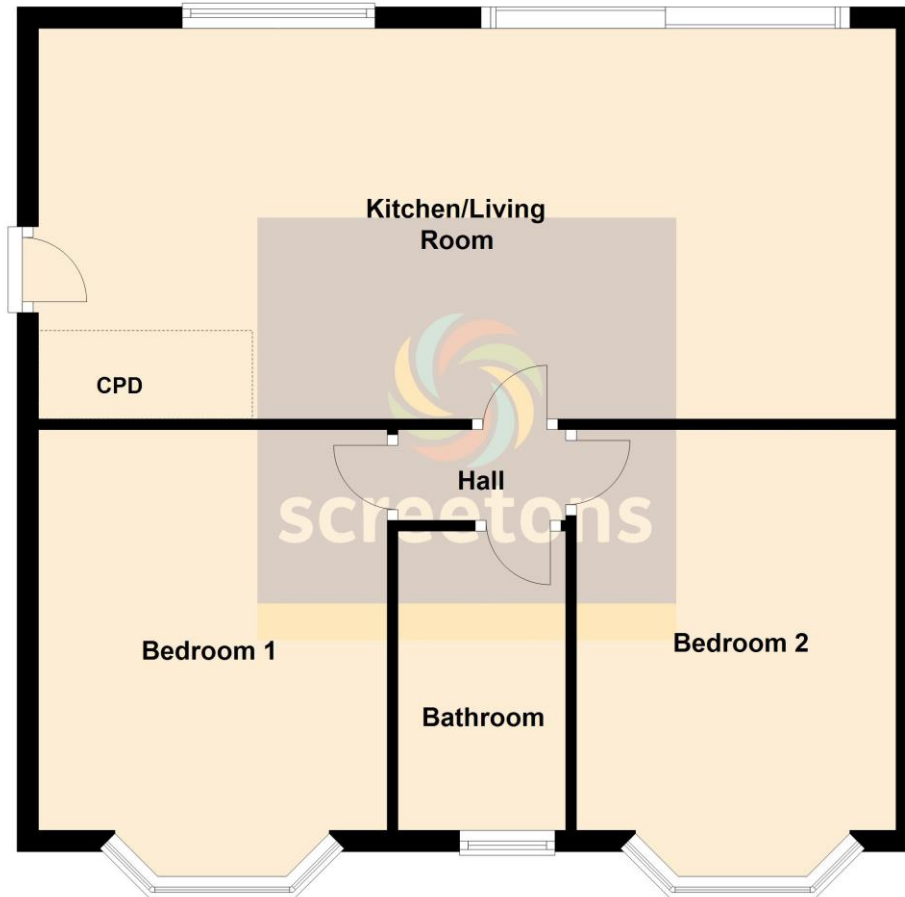


ENERGY PERFORMANCE GRAPHS



FLOOR PLANS

Ground Floor



Please Note: Floor Plans are given for guidance purposes only and should not be taken as an accurate representation of the property.

IMPORTANT NOTES

These particulars have been prepared in all good faith to give a fair and overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned and as to the content of these particulars and make further specific enquiries to ensure that the descriptions are likely to match any expectations they may have of the property.

We have not tested any services, appliances, facilities or equipment and nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.

Photographs depict only certain parts of the property. It should not be assumed that any contents, furniture, furnishings, fixtures and fittings etc. photographed, are included in the sale. It should not be assumed that the property remains as displayed in the photographs. No assumption should be made with regard to parts of the property that have not been photographed.

Any areas, measurements or distances referred are given as a guide only and not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.

Where reference is made to planning permissions of potential uses such information is given by the agents in good faith. Purchasers should make their own enquiries into such matters prior to purchase.