



## Brookfield House St Nicholas Road Auction Guide £300,000 Thorne DN8 5BT FREEHOLD

FOR SALE BY AUCTION. Dates to be confirmed. One of the towns last hidden gems. Large detached house with self contained ANNEXE. Four bedrooms in total. Formal lounge, Sitting/dining room & Sun room. Set within a substantial and private landscaped plot. Viewing Essential to appreciate potential. NO UPWARD CHAIN INVOLVED



- Substantial THREE bedroom detached house
- Attached one bedroom self contained annexe
- Large, private lawned grounds

## FOR SALE BY AUCTION

Dates and further information to follow. Please contact the branch for further information or viewing requests.

## PORCH

## ENTRANCE HALL

Spacious hallway with feature sweeping staircase with wrought iron balustrade leading to the first floor. Double doors through to the formal lounge and doors into the sitting/dining room, kitchen and w.c.

## W.C

6'8" x .308'4"

Side facing UPVC double glazed window. Fitted with a wash hand basin and w.c.

## FORMAL LOUNGE

22'7" x 12'10"

Front side and rear facing UPVC double glazed windows. Tiled fireplace with open grate. Radiator.

## SITTING/DINING ROOM

13'8" x 12'11"

Brick fireplace with coal effect gas fire. Timber singled glazed French doors leading into the garden. Radiator. Sliding door into the sun room.



## SUN ROOM

17'10" x 14'7"

Feature circular window with UPVC double glazed windows and French doors leading into the rear courtyard. Feature cast iron columns and part glazed roof with domed skylight. Glazed door into the inner hall.

## INNER HALL

Front stable door leading onto the front driveway. Door into the kitchen and utility room and door leading into the annexe.

## KITCHEN

10'7" x 9'8"

Side facing UPVC double glazed window. Fitted with a range of wall and base units with laminate worksurfaces and a one and a half bowl sink and drainer. Space for free standing gas cooker. Undercounter fridge space. Door into a useful pantry with space for dishwasher.

## UTILITY ROOM

7'3" x 5'0"

Rear single glazed entrance door leading into the rear courtyard. Space for fridge freezer and space and plumbing for washing machine.



- Central location • Flexible living accommodation • Huge potential • Viewing Essential • NO UPWARD CHAIN • Extending to approx. 217.6 sq.m

## LANDING

Side facing UPVC double glazed window. Wrought iron balustrade to the staircase. Doors off to all rooms.

## BEDROOM ONE

15'10" x 13'0"

Front facing UPVC double glazed window and side facing UPVC double glazed window and door leading onto the balcony. Radiator.

## BEDROOM TWO

13'8" x 12'11"

Side and rear facing UPVC double glazed windows. Built-in wardrobe with sliding doors. Radiator.

## BEDROOM THREE

12'11" x 9'10"

Side facing UPVC double glazed window. Built-in wardrobes. Radiator.

## BATHROOM

10'9" x 4'11"

Two front facing UPVC double glazed windows. Fitted with a three piece suite comprising of a panelled bath with mains shower, pedestal wash hand basin and w.c. Radiator. Door into a useful storage cupboard.



## ANNEXE ACCOMODATION

### ANNEXE ENTRANCE HALL

Front UPVC double glazed bow window. Door into the lounge and kitchen. Radiator.

### KITCHEN

7'3" x 7'2"

Rear facing UPVC double glazed window. Fitted with a range of units with stainless steel sink and drainer. Gas cooker and space for fridge freezer. Radiator.

### LOUNGE

16'2" x 11'4" max.

Front UPVC double glazed window and side facing single glazed window. Fireplace with gas fire. Radiator. Staircase leading to the first floor.

## LANDING

Front facing UPVC double glazed window. Door into the bedroom and bathroom.

## BEDROOM (FOUR)

16'2" x 11'3"

Front facing UPVC double glazed window and side facing single glazed window. Radiator.



## BATHROOM

10'4" x 7'3"

Side facing UPVC double glazed window. Fitted with a three piece suite comprising of a panelled bath, pedestal wash hand basin and w.c. Built-in cupboard housing the wall mounted gas combi central heating boiler. Radiator. Loft access point.

## OUTSIDE

Brookfield House is accessed via a private road off St Nicholas Road. To the front is a large block paved parking area with gate to the side leading into the private gardens.

There is a substantial lawned garden to the side with a variety of mature trees, shrubs and plants creating a high level of privacy.

There is a row of apple trees to the rear boundary and ornamental

pond. There is a courtyard garden and seating area to the rear of the annexe.

## NO UPWARD CHAIN INVOLVED





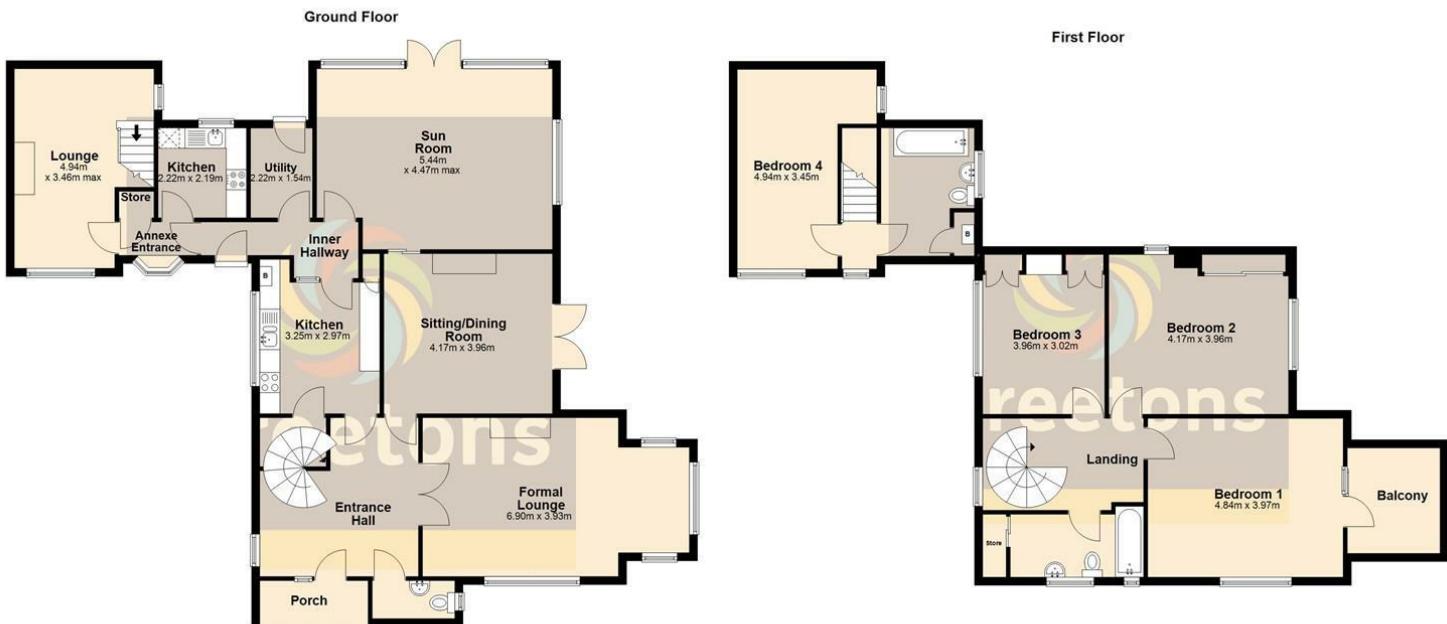
## Additional Information

**Local Authority** - Doncaster

**Council Tax** - Band E

**Viewings** - By Appointment Only

**Tenure** - Freehold



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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