



33 Hawthorne Road
Thorne DN8 4HE

Offers Over £170,000

FREEHOLD

VIEWING ESSENTIAL - Immaculate THREE bedroom semi-detached house with gated parking for numerous vehicles. Modern fitted kitchen and bathroom. Spacious lounge/dining room. Conservatory. Attached porch with utility & w.c. Front and rear gardens. Timber summerhouse/work from home space. Perfect First Time Buy. Sought after residential area.



- THREE BEDROOM SEMI-DETACHED HOUSE • Immaculate throughout • Spacious lounge/dining room • Modern fitted kitchen

ENTRANCE HALL

Front composite double glazed entrance door with adjoining uPVC double glazed windows. Spindle balustrade staircase leading to the first floor. Feature glass block window. Tall mirrored radiator plus additional radiator. Laminate floor. Glazed door into the kitchen.

KITCHEN

14'3" x 9'3"

Rear facing UPVC double glazed window. Fitted with a modern range of matt navy blue wall, base and drawer units with white HI-MACS worksurfaces incorporating a sink and drainer and rose gold splashbacks. Feature timber inset shelf. Contrasting matt light grey tall built-in units incorporating a microwave. Open chimney with free standing 'Stoves' five ring gas hob with hot plate, two electric ovens, grill and warming drawer. Integrated dishwasher and wine cooler. Inset ceiling spotlights. Towel radiator and additional radiator. Laminate floor. Useful pantry cupboard with shelving. Glazed doors through to the lounge/dining room and side porch.

LOUNGE/DINING ROOM

22'0" x 10'11"

Front facing UPVC double glazed bow window and rear facing UPVC double glazed French doors leading into the

conservatory. Part laminate and part carpeted floor. Feature decorative fireplace. Three radiators.

CONSERVATORY

10'6" x 8'9"

Rear and side facing UPVC double glazed windows and side UPVC double glazed French doors leading into the garden. Tiled floor. Radiator and also underfloor heating.

SIDE PORCH

Front timber entrance door with double glazed window and rear composite double glazed entrance door to the rear garden. The current owners have their american style fridge freezer in this space. Radiator. Laminate effect tiled floor. Sliding door into the utility/w.c.

UTILITY/W.C

5'9" x 4'7"

Rear facing UPVC double glazed window. Fitted with a w.c and vanity wash hand basin. Space and plumbing for washing machine and dryer with laminate worksurface and cupboards above. Laminate effect tiled floor. Radiator.

LANDING

Side facing UPVC double glazed window. Built-in cupboard housing the wall mounted gas combi central heating boiler. Loft access. Radiator. Doors off to all rooms.



- Utility/Ground floor w.c.
- Conservatory
- UPVC double glazed
- Gas central heating
- Parking for at least 6 vehicles
- Extending to approx. 108.9 sq.m in total

BEDROOM ONE

10'11" x 10'7" not including door recess.

Front facing UPVC double glazed window. Built-in sliding door wardrobes to one wall. Laminate floor. Radiator.

BEDROOM TWO

11'1" x 10'11" not including door recess.

Rear facing UPVC double glazed window. Laminate floor. Radiator.

BEDROOM THREE

9'3" x 7'1"

Front facing UPVC double glazed window. Built-in cupboard. Laminate floor. Radiator.

BATHROOM

9'3" x 5'4".

Rear facing UPVC double glazed window. Fitted with a modern suite new within the last 18 months comprising of a 'P' shaped bath with glass screen and mains shower, dark grey high gloss vanity wash hand basin with storage cupboards and concealed cistern w.c. Tiled walls with decorative panel to the bath area. Feature spiral chrome towel radiator plus dark grey towel radiator. Inset ceiling spotlights.

ATTACHED STORE

11'9" x 9'0"

Front glazed timber double access doors. Rear facing UPVC double glazed window. Fitted with a stainless steel sink and drainer. Electric light and power.

The property has a wide frontage onto Hawthorne Road with established private hedge, two lawned areas with established shrubs and wrought iron gates leading onto the block paved driveway. The driveway is particularly large and would park at least 6 vehicles with ease or even caravan space. There is a gate to the side giving access into the rear garden.

The rear garden has been paved and gravelled for ease of maintenance and to create a perfect seating and entertaining area. There is a raised timber bed, water feature, feature lighting and both hot and cold outside water supply. The kitchen window opens fully and provides an ideal serving window into the garden.

TIMBER GARDEN ROOM/STORE

Front glazed windows and glazed french doors. Electric light and power installed and is currently used as a work from home space. There is a useful adjoining store/shed space.





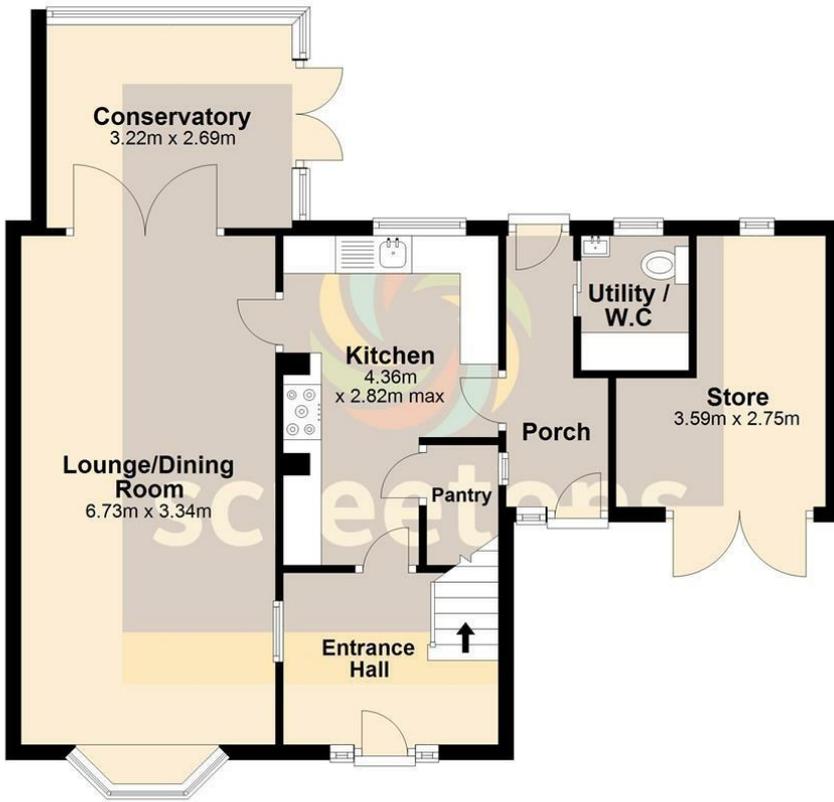


Additional Information

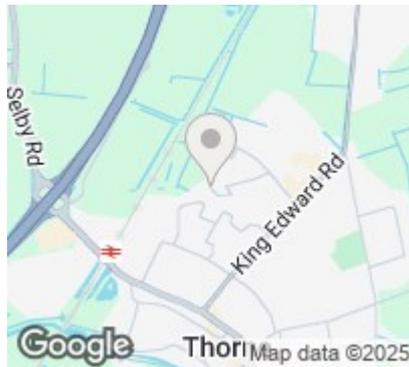
Local Authority - Doncaster
Council Tax - Band A
Viewings - By Appointment Only

Tenure - Freehold

Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C		70	
(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

Thorne Sales
94 King Street
Thorne
Doncaster
South Yorkshire
DN8 5BA

01405 816893
thorne@screetons.co.uk
www.screetons.co.uk

