



41 King Edward Road
Thorne DN8 4DE

Offers Over £160,000
FREEHOLD

UNEXPECTEDLY BACK ON THE MARKET A Traditional, generous sized THREE bedroom semi-detached house which would make a great family home that comes with its own INDOOR KOI pond and hidden garden. Viewing is essential to appreciate the size and potential and if you're looking for something unusual, this is for you. There is also rear car access and NO UPWARD CHAIN INVOLVED.



- THREE BEDROOM SEMI-DETACHED • Lounge, Dining room, Fitted kitchen • UPVC double glazed • Gas central heating

ENTRANCE HALL

Front UPVC double glazed entrance door. Staircase leading to the first floor. Doors off to the lounge and dining room.

Laminate floor. Radiator.

LOUNGE

13'4" x 12'2"

Front facing UPVC double glazed bow window. Brick open fireplace with tiled hearth with brick built-in shelving with decorative arch to the alcoves. Radiator.

DINING ROOM

13'4" x 12'0"

Rear facing UPVC double glazed window. Brick fireplace with tiled hearth to an electric coal effect fire, with brick plinths extending into the alcoves with built-in cabinets. Radiator.

Access through to the kitchen and Pantry.

PANTRY

4'9" x 3'10"

With built-in shelving.

KITCHEN

8'11" x 8'8"

Side facing UPVC double glazed window and entrance door.

Fitted with a range of cream wall and base units with granite

effect worksurfaces incorporating a stainless steel one and a half bowl sink and drainer. Built-in electric oven and four ring gas hob with stainless steel splashbacks. Space and plumbing for washing machine. Tiling to the walls and floor. Radiator. Door into the bathroom.

BATHROOM

5'9" x 5'4"

Rear facing UPVC double glazed window. Fitted with a panelled bath with easy door access with mains shower and pedestal wash hand basin. Tiled walls and floor. Radiator.

Door into the w.c.

W.C

5'4" x 2'7"

Rear facing UPVC double glazed window. Fitted with a w.c.

Tiled walls and floor.

LANDING

Side facing UPVC double glazed window. Doors off to bedrooms one and two.

BEDROOM ONE

13'0" x 12'4"

Front facing UPVC double glazed window. Radiator.



- Rear car access
- Spacious and full of character
- Large UPVC Koi pond house
- Filter house/workshop
- Attached Carport, NO CHAIN
- Private hidden garden

BEDROOM TWO

13'0" x 12'1"

Rear facing UPVC double glazed window. Built-in cupboard housing the gas central heating boiler. Radiator. Door into bedroom three.

BEDROOM THREE

12'1" x 8'4"

Rear facing UPVC double glazed window. Radiator. Door into a useful storage cupboard with loft access point.

OUTSIDE

The front garden is walled with a wrought iron gate and is planted with a range of mature shrubs. A wrought iron gate to the side gives access to the rear, with a shared service road further along the row of houses which also provides rear car access.

To the rear is a concrete courtyard immediately to the side of the kitchen which continues into a driveway with carport and wrought iron gates. From here there is access to the Koi Pond House and Filter House/Workshop.

FILTER HOUSE / WORKSHOP

14'2" x 8'5"

Side UPVC double glazed window and UPVC entrance door. Electric power and lighting installed. Built-in Koi filtration and pump system included in the sale.

KOI POND HOUSE

18'8" x 16'7"

Built with brick dwarf walls and UPVC double glazed windows, doors and polycarbonate roof. Housing a part raised Koi pond with central bottom drain leading to the filter house and measuring 4.48m x 2.24m x 1.56m deep (14'5" x 7'3" x 6' deep). Large paved seating area with UPVC double glazed French doors leading out into a hidden and private garden with paved patio, timber panelled fencing and artificial lawn. The Koi House also has an independent alarm system fitted.

NO UPWARD CHAIN INVOLVED







Additional Information

Local Authority - Doncaster
Council Tax - Band
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		72
(55-68)	D		
(39-54)	E	44	
(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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