



**Ashfield Avenue, Thorne Doncaster DN8 5RN**



**welcome to**

**Ashfield Avenue, Thorne Doncaster**

NEVER SEEN ON THE MARKET BEFORE!! Newly built by its current owners this home is a real show stopper, boasting annex, outdoor kitchen/indian stone patio, exceptional presented throughout with bi-fold doors, solid oak internal doors throughout & modern finish through the whole home.



### **Entrance Hall**

Entering into the property there is a front facing composite door leading into the entrance hall providing access to all ground floor living spaces & stairs rising to first floor.

### **Kitchen/Lounge/Diner**

The living spaces in this home take over the rear of the property boasting a beautiful modern open plan lounge/kitchen/diner with breakfast bar area, media wall & fitted high gloss kitchen. Boasting bi-folding doors onto the rear garden.

The kitchen boasts fitted wall & base units with granite worktops, fitted sink & drainer, five ring hob with oven & fitted cooker-hood.

To the lounge area there is a front facing double glazed window, spotlights to the ceiling, TV point & electric log burner.

### **Master Bedroom**

The master bedroom is positioned to the front of the property & boasts front facing double glazed window, laminate floor covering, centrally heated radiator & is generously sized.

### **Family Bathroom**

Positioned on the ground floor, the family bathroom boasts full tiling to floor & part to walls with decorative wallpaper, four piece suite with low flush w/c, wash hand basin, shower cubicle & roll top bath, spotlights to ceiling & side facing double glazed window with frosted glass finish.

### **Bedroom Two**

Bedroom two is located on the first floor & boasts dual aspect lighting thanks to a front & side facing double glazed window, carpet floor covering & centrally heated radiator.

### **Bedroom Three**

Boasts front facing double glazed window & a skylight, carpet floor covering & centrally heated

radiator.

### **Bathroom**

The shower room on the first floor comprises of a three piece suite with low flush w/c, wash hand basin & shower cubicle, part tiling to walls & floor along with heated towel rail.

### **Outside & Exterior**

To the front of the property there is large gravel driveway with Indian stone pathway & step up to the front door. To the side of the property there is composite gates & access onto the rear garden with Indian stone patio area, artificial lawn with outdoor kitchen with roller shutter door & enclosed to all sides. This garden is perfect for summer month entertaining with no need to have guest in the main home.

### **Annex**

The annex on this home has been built to an impeccable specification, with patio doors leading into the lounge/kitchen area boasting laminate flooring & base units. The shower room boasts fitted walk in shower, laminate to floors & decorative water proof cladding to walls, heated towel rail & low flush w/c along with fitted wash hand base unit. The bedroom comprises of a front facing double glazed window, radiator & laminate floor covering.



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## Ashfield Avenue, Thorne Doncaster

- NEWLY BUILT IN 2022
- Large One Bedroom Annex Beautifully Finished
- Three Bedrooms, Two Bathrooms
- Outdoor Entertaining Space & Kitchen
- Driveway & Private Plot

Tenure: Freehold EPC Rating: A

Council Tax Band: D

# £450,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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