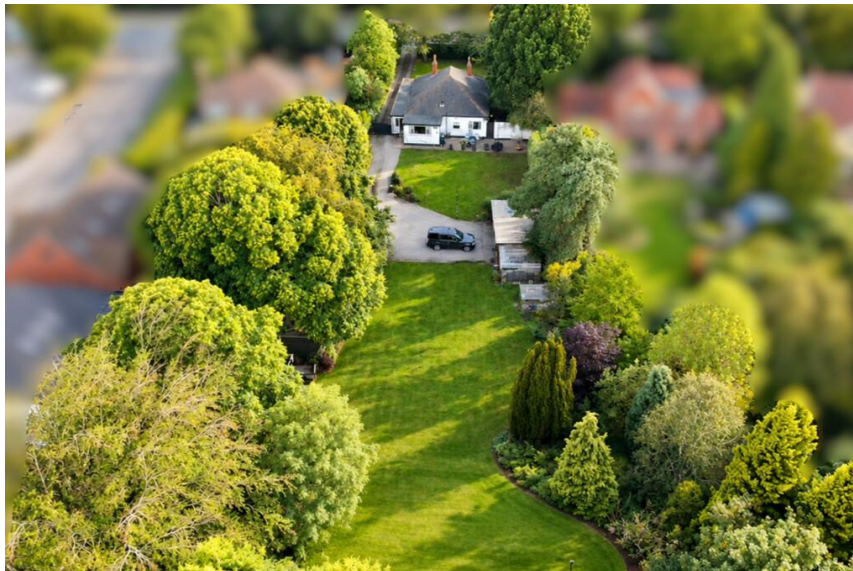


32 Thorne Road, Edenthorpe



Asking Price Of £525,000

A rare and exciting opportunity to acquire an exceptionally versatile and highly individual detached bungalow, offering generous family accommodation together with outstanding outside space, extensive parking, a heated triple garage and numerous outbuildings all occupying an enviable and highly convenient position close to the excellent range of amenities that Edenthorpe has to offer.

From the moment of arrival, this impressive property immediately creates a sense of space and individuality. Set behind a generous front lawned garden and approached via a substantial driveway, the property provides an unusually impressive amount of parking and extensive ancillary facilities, making it particularly well suited to families, motoring enthusiasts, those working from home or buyers simply looking for a property offering considerably more than the average bungalow.

The property is approached via a welcoming entrance porch leading into a spacious central hallway, providing access to the principal rooms. At the heart of the home is a bright and airy breakfast kitchen, offering a generous space for everyday family life and informal dining, with a useful side entrance utility room.

The spacious sitting room provides a comfortable principal reception space, while the separate formal dining room offers excellent flexibility and could equally be utilised as a fourth bedroom, home office, family room or additional reception room depending upon individual requirements.

There are three further generous double bedrooms, providing excellent accommodation for a growing family or visiting guests. The principal bedroom benefits from a stylish en-suite shower room, complemented by a well-appointed four-piece family bathroom.

A particularly exciting feature is the good-sized attic space, which offers considerable scope for further development and could potentially provide an additional bedroom, a home office, hobby room or leisure space, subject to the appropriate permissions.

Outside, the property is equally impressive. A generous front lawned garden provides an attractive approach, while the driveway extends through to impressive electric gates, opening into the property's private rear grounds. The rear garden is a superb feature, offering an exceptional degree of privacy and space. There are large areas of lawn, mature trees, established planting and extensive parking, creating an ideal environment for families, outdoor entertaining and those requiring substantial parking or storage facilities.

The property also benefits from an impressive heated triple garage, providing exceptional garaging, workshop and storage space. In addition, there are various useful outbuildings that provide further scope and offer enormous versatility for those requiring space for hobbies, vehicles, equipment and business, subject to any necessary permissions.

Edenthorpe is a highly convenient and increasingly popular residential location, offering an excellent balance of everyday amenities and easy access to the surrounding countryside. The area provides a comprehensive selection of local shops, supermarkets, schools, cafés, restaurants and leisure facilities, while excellent road links provide straightforward access to Doncaster, the A1(M), M18 and the wider motorway network. With open countryside and pleasant walking routes close by, Edenthorpe provides an appealing setting for families and commuters alike.



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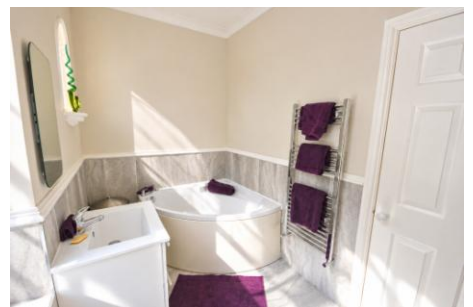
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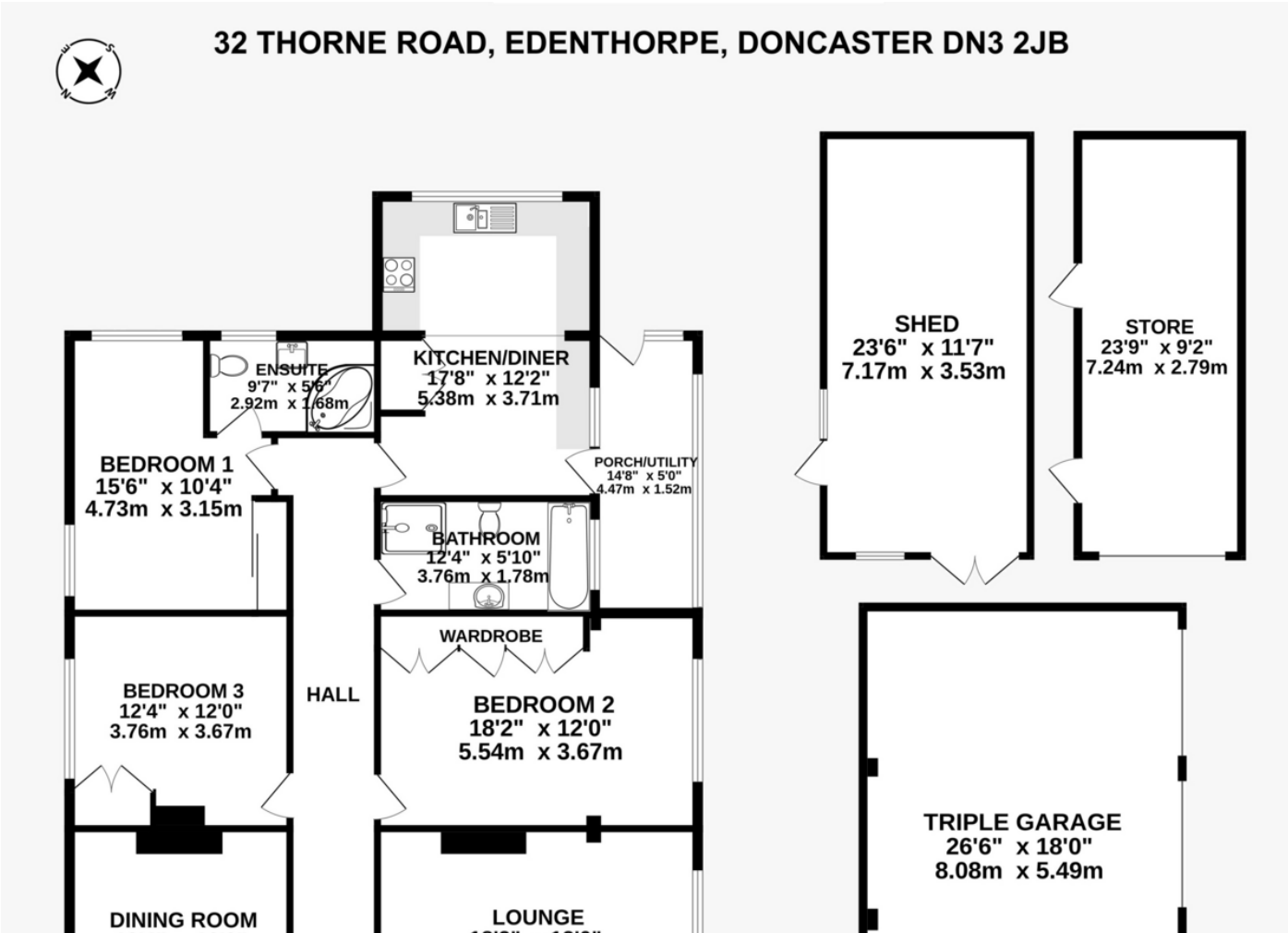


LOCATION MAP

ENERGY PERFORMANCE GRAPHS

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FLOOR PLAN



For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firm's employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.