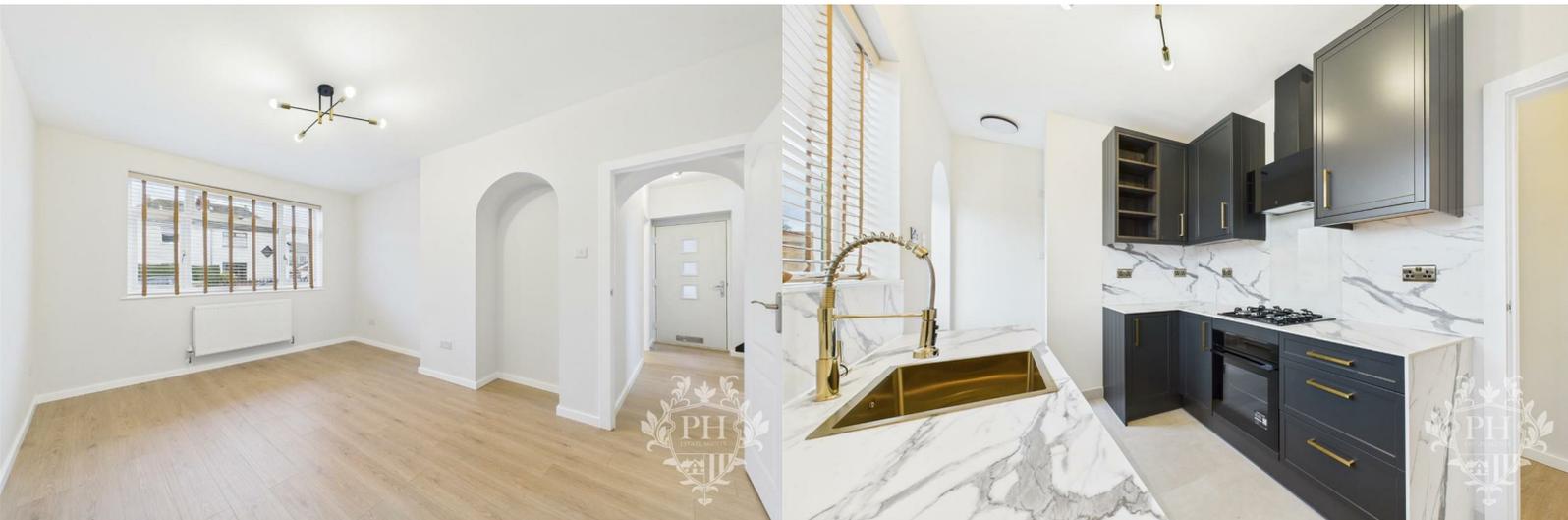




## 29 Durham Avenue

Thorne, Doncaster, DN8 4AN

£950



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## HALLWAY

5'10" x 10'0" (1.78m x 3.05m)

Step through the striking black composite door, leaving behind the spacious front garden, and you're welcomed into a bright, contemporary hallway. Natural light pours in, reflecting off the sleek, modern laminate flooring and highlighting the clean lines of the space. From here, you can move seamlessly to the inviting reception room, the well-appointed kitchen, a convenient ground floor bedroom, or ascend to the upper landing. The hallway is warmed by a stylish, modern radiator and illuminated by a thoughtfully chosen ceiling fixture, creating a space that feels both welcoming and sophisticated.

## RECEPTION ROOM

15'3" x 10'3" (4.65m x 3.12m)

The reception room is spacious enough to comfortably fit a two-piece suite, while still leaving room for extra storage units. Modern laminate flooring stretches seamlessly in from the hallway, giving the space a fresh, cohesive feel. A large UPVC double glazed window lets in plenty of natural light, and a radiator keeps the room warm and inviting. There's also an arched alcove—a thoughtful architectural detail—just right for built-in shelving or a display area.

## KITCHEN

7'7" x 10'3" (2.31m x 3.12m)

The kitchen is anchored by a striking combination of deep navy cabinetry—walls, base units, and drawers—all finished with elegant gold handles that catch the light. A built-in electric oven sits neatly below a gas hob, both set against expansive marble-effect worktops that add a sense of luxury and drama. Gold accents continue with the fixtures, including an eye-catching sink that serves as a focal point. Natural light pours in through a large UPVC double-glazed window, brightening the space and highlighting the rich colors. The room is kept comfortable by a sleek radiator, while a modern light fixture overhead adds a contemporary touch. From here, you can step directly into the utility room, access a convenient ground floor shower room, or head out to the rear garden, making the kitchen both beautiful and practical.

## UTILITY ROOM

4'7" x 5'10" (1.40m x 1.78m)

The utility room, conveniently accessed directly from the kitchen,

offers ample space for your free-standing appliances. It also houses the property's boiler, neatly tucked away yet easily accessible. Natural light streams in through a UPVC double-glazed window, making the room feel bright and welcoming.

## GROUND FLOOR SHOWER ROOM

4'0" x 5'1" (1.22m x 1.55m)

The ground floor shower room features a sleek, modern three-piece suite, thoughtfully designed for both style and practicality. At the heart of the space is a spacious walk-in shower, framed by striking floor-to-ceiling tiles and fitted with a high-end thermostatic shower for precise temperature control. A contemporary hand basin sits atop a built-in vanity unit, offering ample storage with its smooth, soft-close drawers beneath. The low-level w.c. is discreetly positioned to optimize the room's layout. Gold fixtures and fittings—ranging from the taps to the towel rails and mirror accents—add a touch of luxury, infusing the entire space with a warm, sophisticated glow.

## DINING ROOM

11'10" x 10'0" (3.61m x 3.05m)

The dining room stretches out generously, easily accommodating both a full dining set and comfortable living room furniture. Sunlight pours in through a large UPVC double glazed window, illuminating the gleaming modern laminate floors and the crisp, freshly painted walls. The space feels open and inviting, perfect for gatherings or quiet evenings at home.

## LANDING

2'5" x 8'4" (0.74m x 2.54m)

The landing features plush, newly installed carpeting underfoot and freshly painted walls that add a sense of brightness and warmth. A UPVC double-glazed window on the side fills the space with natural light, creating an inviting atmosphere as you move toward the three spacious first-floor bedrooms and the family bathroom.

## BEDROOM ONE

8'8" x 9'11" (2.64m x 3.02m)

The first bedroom is spacious enough to comfortably fit a double bed, with room for a few essential storage pieces. Soft, brand new carpeting stretches wall-to-wall, adding warmth underfoot, while the freshly painted walls give the room a clean, inviting feel. Natural light pours in through a modern UPVC double glazed window, and a radiator ensures the space stays cozy all year round.

Tel: 01642 462153

### BEDROOM TWO

13'4" x 11'10" (4.06m x 3.61m)

The second bedroom is spacious enough to comfortably fit a double bed, with room for a few essential storage pieces. Soft, brand new carpeting stretches wall-to-wall, adding warmth underfoot, while the freshly painted walls give the room a clean, inviting feel. Natural light pours in through a modern UPVC double glazed window, and a radiator ensures the space stays cozy all year round.

### BEDROOM THREE

9'7" x 7'7" (2.92m x 2.31m)

The third bedroom offers just enough room for a small double bed along with a few compact storage units. Soft, newly installed carpet stretches wall to wall, while the freshly painted walls help the space feel bright and inviting. A UPVC double-glazed window lets in natural light and keeps things cozy, and a modern radiator ensures the room stays warm year-round.

### BEDROOM FOUR

The fourth bedroom is spacious enough to comfortably fit a double bed, with room for a few essential storage pieces. Soft, brand new carpeting stretches wall-to-wall, adding warmth underfoot, while the freshly painted walls give the room a clean, inviting feel. Natural light pours in through a modern UPVC double glazed window, and a radiator ensures the space stays cozy all year round.

### FAMILY BATHROOM

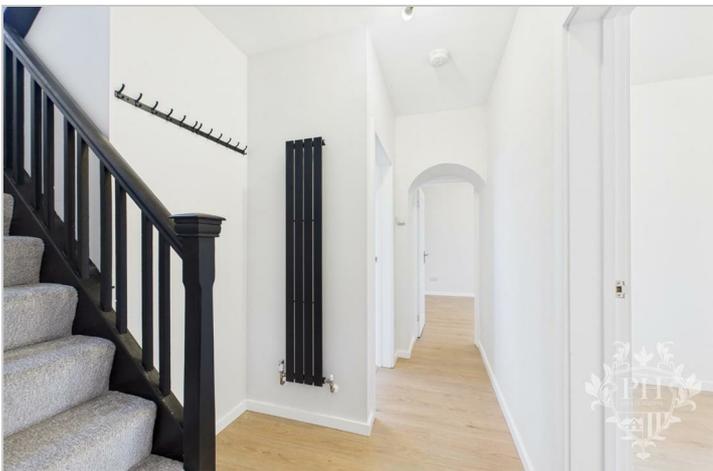
7'8" x 5'7" (2.34m x 1.70m)

The family bathroom features a sleek, contemporary three-piece

suite, complete with a deep paneled bath fitted with both a rainfall shower attachment and a clear glass screen that keeps the space feeling open and bright. A stylish hand basin sits atop a generous drawer unit, offering plenty of storage for toiletries, while the low-profile toilet blends seamlessly into the overall design. Gold fixtures and fittings add a touch of elegance and warmth, complementing the frosted UPVC double-glazed window that lets in natural light while maintaining privacy. A heated towel rail stands ready to keep towels cozy, and the space is finished with modern, coordinated tiles on both the walls and floor for a fresh, polished look.

### EXTERNAL

The home features expansive front and back gardens, providing plenty of space for relaxing, gardening, or entertaining guests. A private driveway, secured by elegant iron gates, adds both charm and peace of mind. Conveniently located, the property is only a short walk from nearby shops, cafés, and well-regarded schools.



## Road Map



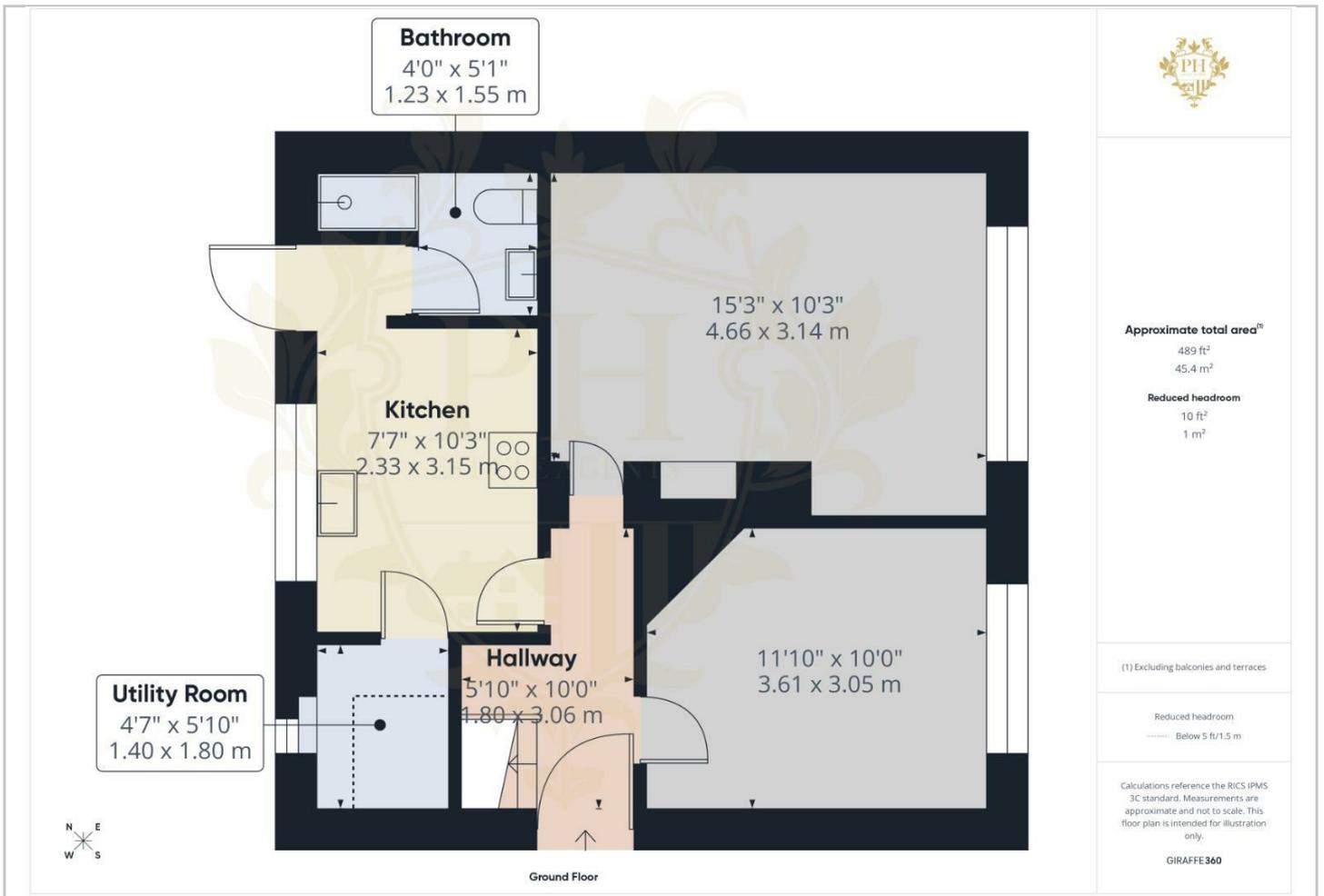
## Hybrid Map



## Terrain Map



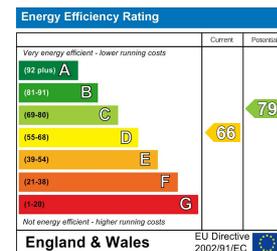
## Floor Plan



## Viewing

Please contact our Middlesbrough Office on 01642 462153 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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