



12 Thornham Close, DN3 3BL

**£190,000 Offers In Region Of
Tenure Freehold**

- **MOVE IN READY**
- **GREAT ACCESS TO
MOTORWAY LINKS
AND TOWN CENTRE**
- **3 BED SEMI
DETACHED HOME**
- **IDEAL FOR FIRST TIME
BUYERS**
- **PRIVATE CUL DE SAC**

Guide Price £190,000 – £200,000

An exceptionally well presented three-bedroom detached home, finished to a high standard throughout and ideal for first-time buyers or growing families. Occupying a generous plot with a private enclosed rear garden, ample off-road parking and a detached garage, this stylish and move-in-ready property offers space, comfort and modern living in a popular residential location.

DESCRIPTION

This attractive detached home has been freshly decorated throughout to a high standard, creating a bright, modern and welcoming feel from the moment you step inside. The property also benefits from a boiler installed approximately two years ago, offering added reassurance and efficiency for the new owners.

Entrance Hall

A welcoming entrance accessed via a front-facing door, featuring laminate flooring and a central heating radiator, with stairs rising to the first floor.

Lounge – 12'5" x 12'3" (3.78m x 3.73m)

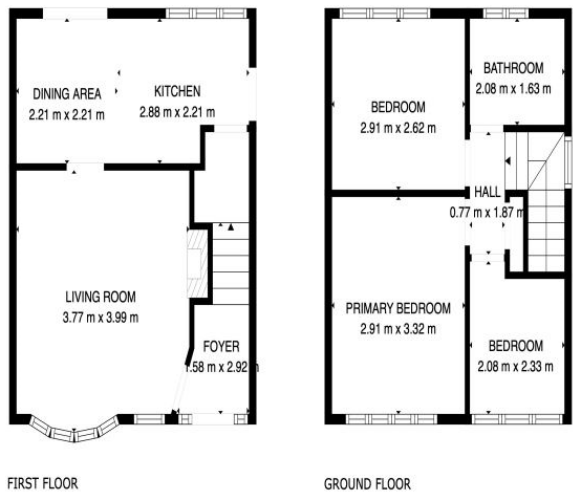
A cosy yet contemporary reception room with a front-facing double glazed window allowing plenty of natural light. The feature fireplace with marble back and hearth housing an electric coal-effect fire creates a lovely focal point. Finished with coving to the ceiling and a central heating radiator, this is the perfect space to relax and unwind.

Dining Kitchen – 16'11" x 7'6" (5.16m x 2.29m)

Forming the heart of the home, this spacious dining kitchen is fitted with a range of wall and base units with coordinating work surfaces, incorporating a gas hob and Neff electric oven.

French doors open directly onto the rear garden, complemented by a rear-facing double glazed window and side access door, allowing natural light to flood the space and making it ideal for entertaining and family living. An understairs cupboard houses the central heating boiler (approximately two years old). Additional features include a wall-mounted water heater, downlights and coving to the ceiling.

First Floor Landing



TOTAL: 62 m2
FIRST FLOOR: 31 m2, GROUND FLOOR: 31 m2
EXCLUDED AREAS: WALLS: 6 m2

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92- A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92- A		
(81-91) B		84
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	