



23 Wallis Grove, Harworth DN11 8SS

Guide price £280,000

GUIDE PRICE £280,000 - £290,000

This superb four-bedroom detached home offers an outstanding standard of modern living in a highly regarded Harworth location, tucked away on a popular residential development built by Barratt Homes in 2021. Thoughtfully upgraded and immaculately maintained by the current owners, the property provides a genuine "turn-key" opportunity for buyers seeking a home they can move straight into without the need for further work. The internal layout has been designed with practical family living in mind, featuring generous room proportions, contemporary finishes, excellent storage and a bright, welcoming feel throughout. The heart of the home is the impressive open-plan kitchen and dining area spanning the width of the property, enhanced by French doors opening directly onto the landscaped rear garden, creating a seamless indoor-outdoor lifestyle. Alongside this, a spacious lounge, utility room and downstairs WC complete the well-planned ground floor. Upstairs, the property provides four comfortable bedrooms — including a stylish main bedroom with fitted wardrobe and ensuite — along with a modern family bathroom.

Externally, the home is just as appealing, offering a large block-paved driveway for multiple vehicles, a detached garage with power and lighting, and a professionally landscaped rear garden designed for low-maintenance enjoyment with patio seating, lawned space and feature lighting. Positioned close to major transport links, schools, and the neighbouring market town of Bawtry, this home combines quality, convenience and kerb appeal in equal measure, making it an ideal choice for growing families, work-from-home professionals, or anyone seeking a newer-build property with a premium finish already in place.

- Immaculately Presented Four Bedroom Detached Home
- Landscaped Rear Garden With Patio And Feature Lighting
- Viewings Are Advised To Appreciate What This Home Has To Offer
- Contemporary Open-Plan Kitchen Diner With French Doors
- Driveway Parking For Multiple Vehicles Plus Detached Garage
- Master Bedroom With Fitted Wardrobe And EnSuite
- Built In 2021 And Upgraded By Current Owners, Move-In Ready

locating your ideal home



Ground Floor

Entrance Hall

The property is entered via a composite front door into a welcoming entrance hallway, offering doors to the lounge, kitchen/diner, utility room, ground floor WC and stairs leading up to the first-floor accommodation.

Downstairs W/C

2'10" x 5'2" (0.88 x 1.59)

The downstairs WC is fitted with a pedestal wash basin and low-flush toilet.

Lounge

11'0" x 15'5" (3.37 x 4.7)

The lounge is located to the front of the property and enjoys a bright and inviting feel, with a large uPVC window allowing in plenty of natural light. The room is finished with contemporary décor and oak-effect laminate flooring, offering a modern yet comfortable space ideal for family living or relaxation.

Utility Room

4'2" x 6'0" (1.29 x 1.83)

The utility room sits just off the kitchen and is fitted with matching base units and work surface, offering useful extra storage along with plumbing for a washing machine and space for a tumble dryer. A uPVC window to the side elevation provides natural light, and a door leads out to the rear garden, making it a convenient and practical space for everyday household use.

Kitchen/Diner

19'3" x 9'7" (5.88 x 2.93)

The open-plan kitchen/dining room spans the full width of the home at the rear, and is finished to a high standard with neutral handle-less gloss cabinetry, light grey concrete-effect worktops and integrated appliances including a wine fridge, fridge/freezer, induction hob with chimney hood, high-level microwave and dishwasher. Patio doors with side panels open directly onto the garden and a window above the sink floods the space with natural light, making it the perfect setting for cooking, dining and entertaining.

First Floor

Master Bedroom

9'11" x 8'9" (3.04 x 2.68)

The master bedroom offers a spacious and tranquil retreat, complete with a mirrored fitted wardrobe for ample storage and an ensuite shower room finished to the same high standard as the rest of the house. With generous proportions and a soft, neutral décor palette, the room provides a comfortable haven at the end of the day.

Ensuite

6'9" x 5'10" (2.06 x 1.79)

The ensuite shower room is fitted with a modern three-piece suite comprising a corner shower enclosure with thermostatic mixer shower, low-flush WC and pedestal wash basin. The space is finished with part-tiled walls, chrome heated towel rail and an obscure uPVC window to the front elevation, creating a bright and practical private bathroom to accompany the principal bedroom.

Bedroom Two

9'11" x 10'2" (3.04 x 3.12)

Bedroom Two is a well-proportioned double room positioned to the rear of the property, enjoying a pleasant outlook over the garden. The room offers plenty of space for bedroom furniture and is finished with neutral décor and a fitted mirrored wardrobe, making it a versatile and comfortable space for a family member or guest.

Bedroom Three

9'1" x 9'0" (2.78 x 2.75)

Bedroom Three is a good-sized room that can comfortably accommodate a double bed or serve as a generous home office or children's bedroom. Located at the front of the property, it benefits from a large uPVC window and neutral décor, creating a bright and flexible space to suit a variety of needs.

Bedroom Four

9'0" x 6'9" (2.75 x 2.06)

Bedroom Four is a well-presented single room positioned to the rear of the property, making it ideal for use as a child's bedroom, nursery or home office. With a neutral décor and uPVC window overlooking the garden, it offers a calm and versatile space to suit a range of requirements.

Family Bathroom

5'6" x 6'3" (1.69 x 1.92)

The family bathroom is fitted with a modern three-piece suite comprising a panelled bath with thermostatic shower over, pedestal wash basin and low-flush WC. The room is finished with part-tiled walls, chrome heated towel rail and an obscure uPVC window to the side elevation, creating a clean and practical space for everyday use.

Outside

Rear Garden

The rear garden has been thoughtfully landscaped to create an attractive and low-maintenance outdoor space, featuring a paved seating area directly accessed from the kitchen/dining room, ideal for dining or entertaining. Beyond the patio is a neatly kept lawn with established planting, including feature acer trees that add colour and interest throughout the seasons. The garden is enclosed by panel fencing for privacy and also benefits from gated side access, making it a practical yet enjoyable space for everyday use.

Garage

The property benefits from a detached single garage, complete with power and lighting, offering secure parking or valuable additional storage. The garage is accessed via an up-and-over door from the driveway, which provides further parking space for multiple vehicles.

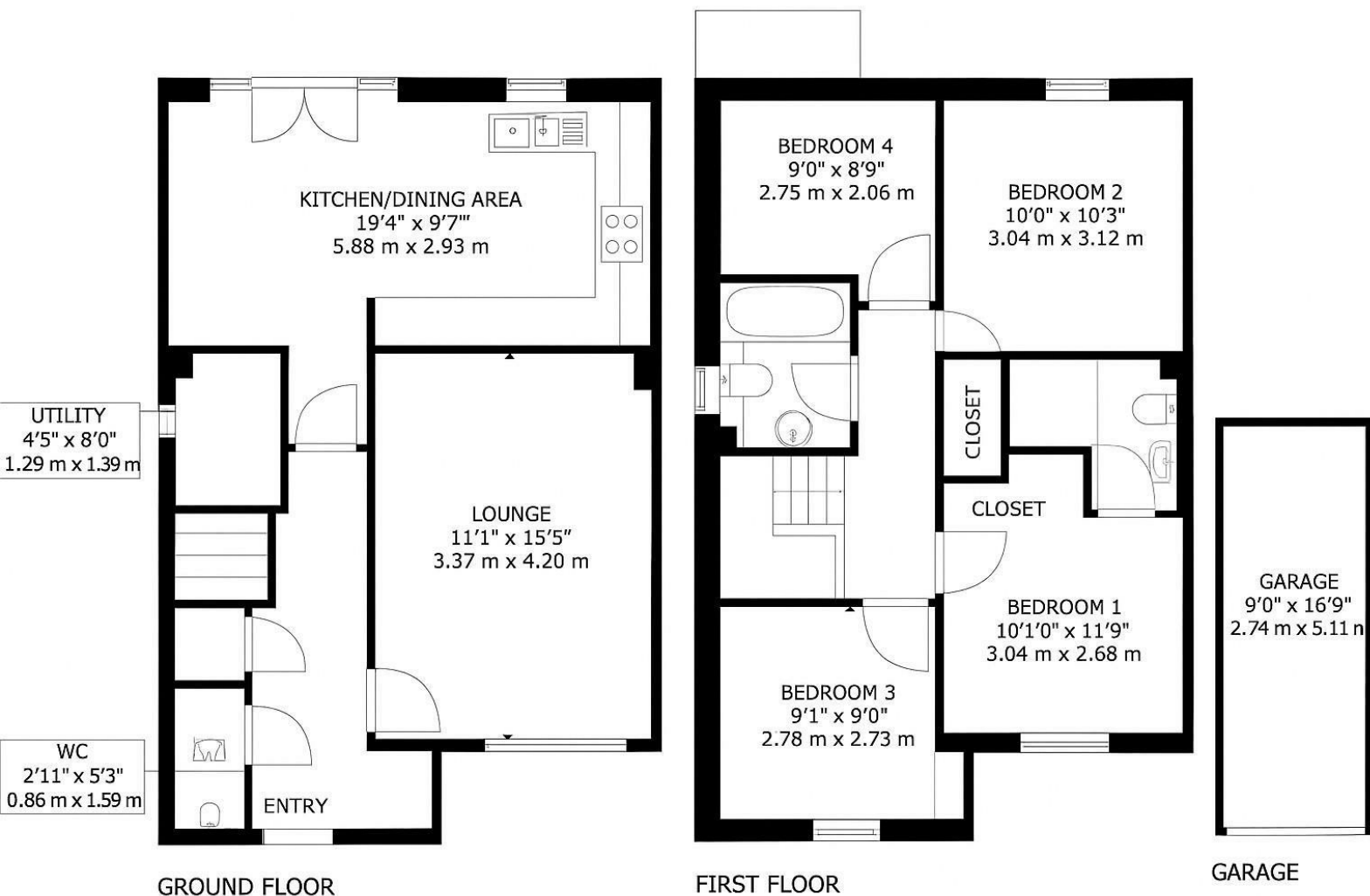
Front Elevation

The property sits behind an attractive front elevation with a neatly maintained lawned garden and pathway leading to the entrance. To the side, a block-paved driveway provides off-street parking for multiple vehicles and continues through to the detached garage, offering both convenience and excellent kerb appeal.



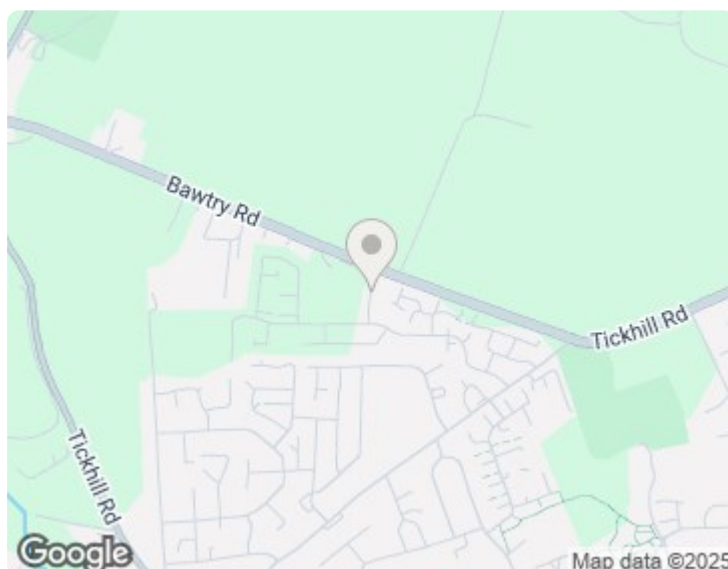
Tel: 01909 475111





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B			
(69-80) C		84	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) 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	



Important Notice: Prospective purchasers should note that these sales particulars have been prepared in good faith to give a fair overall view of the property and NOT as a statement of fact. Burrell's Estate Agents have not checked any services, appliances, equipment or facilities mentioned within these particulars and therefore cannot confirm them to be in working order. These sales particulars, including the description, photos and floorplans, are for guidance only and do not constitute part of an offer or contract.

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