

horton knights of doncaster

sales  
lettings  
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Pershore Drive, Harworth, Doncaster, DN11 8FE  
Price £225,000



**A SMART 4 BEDROOM DETACHED HOUSE / OPEN PLAN DINING KITCHEN WITH APPLIANCES / EN-SUITE/ POPULAR NEW DEVELOPMENT, BAWTRY ROAD SIDE OF HARWORTH / DOUBLE WIDTH DRIVE & GARAGE / PRICED TO SELL/ EARLY VIEWING RECOMMENDED //**

Located on this popular new development towards the top of Harworth Village, on the Bawtry Road side, a lovely 4 bedroom detached house. It has the remainder of the builders warranty, gas radiator central heating via a combination type boiler, pvc double glazing and briefly comprises: Entrance hall with stairs to the first floor, attractive front facing lounge, open plan dining kitchen with integrated appliances, utility room, and a downstairs w.c. First floor landing, four bedrooms, en-suite shower room and a bathroom. Outside there is a double width driveway, an integral garage and a lovely enclosed rear garden. Good access to amenities including easy access to Bawtry's bustling centre. EARLY VIEWING IS ESSENTIAL.

**ACCOMMODATION**

A double glazed entrance door leads into the entrance hall.

**ENTRANCE HALL**

An attractive hallway with stairs to the first floor, central heating radiator and a door into the lounge.

**LOUNGE**

**15'8" x 11'0" (4.78m x 3.35m)**

a good sized front facing reception room having a pvc double glazed window, a feature wall, central heating radiator and a door into the open plan dining kitchen.

**OPEN PLAN DINING KITCHEN**

**18'4" x 10'0" (5.59m x 3.05m)**

All smartly finished and fitted with a range of white fronted high and low level units with a co-ordinating work surface. There is an inset sink unit with a mixer tap, integrated appliances include a four ring gas hob with an extractor hood and an integrated single oven. a double glazed window gives an outlook to the rear plus there is a set of pvc double glazed French style giving access into the rear garden.

**UTILITY ROOM**

**7'0" x 5'3" (2.13m x 1.60m)**

Space and plumbing for an automatic washing machine and tumble drier, a wall mounted gas fired combination type boiler, and an exterior double glazed door.

**CLOAKS/WC**

Fitted with a modern white two piece suite comprising of a low flush w.c, corner set wash hand basin, central heating radiator pvc double glazed window and a modern timber effect vinyl floor covering.

**FIRST FLOOR LANDING**

Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability of any part, including fixtures and fittings of this property,

**BEDROOM 1**

**12'7" max x 11'0" (3.84m max x 3.35m)**

A lovely front facing double bedroom with a pvc double glazed window to the front, central heating radiator and a fitted wardrobes.

**EN-SUITE SHOWER ROOM**

All smartly fitted with a modern 3 piece white suite that comprises of a shower enclosure with a mains plumbed shower, and modern grey coloured tiling, a wash basin and a low flush wc. A central heating radiator, pvc double glazed window and a ceiling light.

**BEDROOM 2**

**12'2" x 9'4" (3.71m x 2.84m )**

A good sized second double bedroom with a pvc double glazed window to the front, central heating radiator and a central ceiling pendant light.

**BEDROOM 3**

**9'6" x 9'4" (2.90m x 2.84m)**

A smaller third double bedroom with a pvc double glazed window to the rear, central heating radiator and a central ceiling pendant light.

**BEDROOM 4**

**9'7" x 7'2" (2.92m x 2.18m)**

A comfortable single bedroom with a pvc double glazed window to the rear, a central heating radiator and a central ceiling light.

**HOUSE BATHROOM**

Fitted with a modern white three piece suite comprising of a panelled bath, a low flush w.c. and a pedestal wash hand basin. There is modern grey tiling to the bathing areas and splashbacks, a co-ordinating vinyl floor covering and a pvc double glazed window.

**OUTSIDE**

to the front there is a double width driveway which gives access to an integral garage, the front and side has been hard landscaped with decorative stones for easier maintenance.

**REAR GARDEN**

The rear is enclosed with timber fencing to the perimeters, with a paved patio and a good sized lawn.

**AGENTS NOTES:**

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing. Age of units various

HEATING - Gas radiator central heating. Age of boiler unknown.

COUNCIL TAX - Band C.

BROADBAND - Ultrafast broadband is available with download speeds of up to xxxx mbps and upload speeds of up to xxxx mbps.

MOBILE COVERAGE - Coverage is available with EE, Three, 02 and Vodafone.

VIEWING - By prior telephone appointment with horton knights estate agents.

MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like.

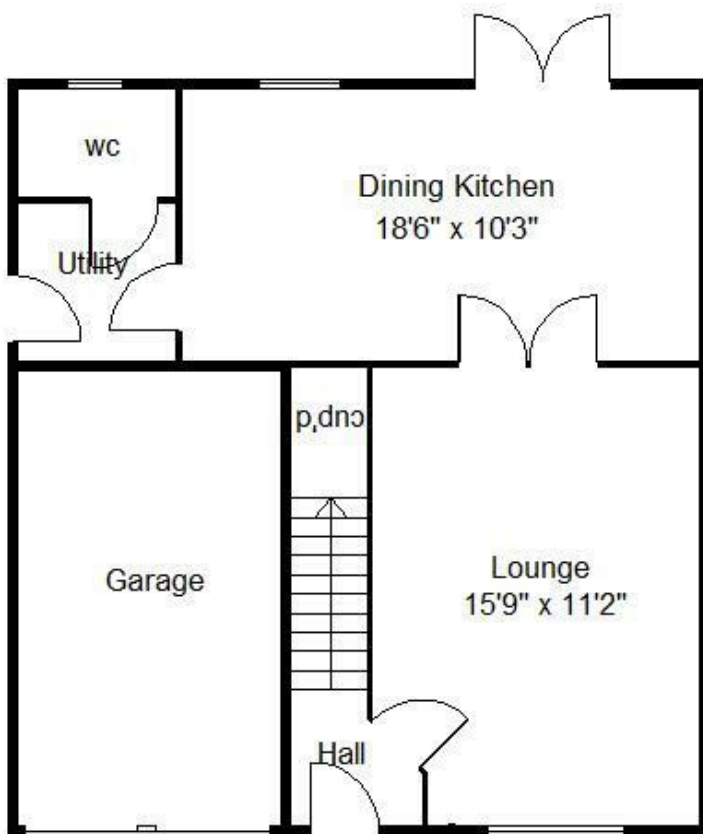
prospective buyers are kindly asked to take specific advice from their professional advisors.

OPENING HOURS - Monday - Friday 9:00 - 5:30  
Saturday 9:00 - 3:00 Sunday www.hortonknights.co.uk

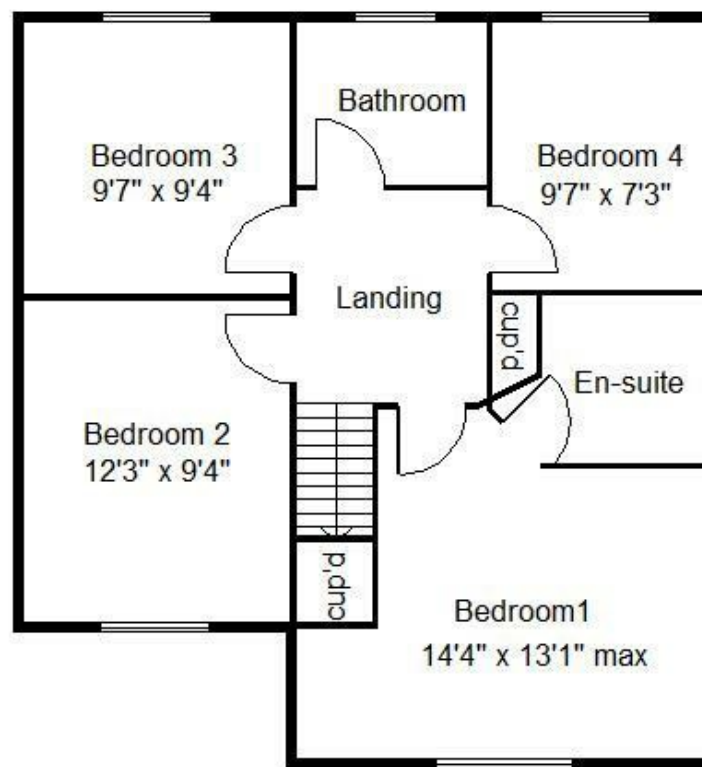
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FREE VALUATIONS - If you need to sell a house then please take advantage of our FREE VALUATION service, contact our Doncaster Office (01302) 760322 for a prompt and efficient service.



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(69-80) C		
(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	