



**Sherwood Road, Harworth Doncaster DN11 8JA**



**welcome to**

**Sherwood Road, Harworth Doncaster**

Located on a popular street to the village of Harworth this modern three storey property is worthy of a viewing. The local area offers a wide range of facilities with schooling, health facilities and shopping, Harworth is a great place to live for commuting with the A1 motorway within a 5 min drive



## Ground Floor Accommodation

### Entrance Hall

With a front facing entrance door with stairs leading upto the first floor, access into the garage and door through to the kitchen diner.

### Cloakroom

With a low flush wc, front facing obscured double glazed window and a basin, central heating radiator.

### Kitchen/ Diner

#### Kitchen Area

9' 3" x 7' 5" ( 2.82m x 2.26m )

Having a built in oven, gas hob with extractor fan above, plumbing for a washing machine and dishwasher and space for a fridge freezer. Range of wall and base units and a rear facing double glazed window.

### Dining Area

16' 8" + door recess x 8' 7" ( 5.08m + door recess x 2.62m )  
Open plan to the kitchen with French doors out to the garden and two central heating radiators. Side facing double glazed window.

## First Floor Accommodation

### Landing

With a central heating radiator and an airing cupboard

### Lounge

16' 2" x 12' 9" ( 4.93m x 3.89m )

Impressive sized main reception room with French doors to the rear and a rear facing window. Fire surround with an electric fire inset, central heating radiator.

### Bedroom Two

14' 1" x 9' 6" ( 4.29m x 2.90m )

With a front facing double glazed window and a central heating radiator.

### Bathroom

6' 4" x 6' 1" ( 1.93m x 1.85m )

Suite comprising of a bath with a shower above, low flush wc and a basin. Partially tiled walls, heated towel rail and a front facing obscured double glazed window.

## Second Floor Accommodation

### Landing

#### Bedroom One

11' 10" x 9' 8" + wardrobes ( 3.61m x 2.95m + wardrobes )

Double Room: With a front facing double glazed window and a central heating radiator.

#### En-Suite

6' 1" x 6' ( 1.85m x 1.83m )

With shower cubicle, basin and a low flush wc, front facing window and a tiled floor, half tiling to walls, central heating radiator.

#### Bedroom Three

12' 11" x 7' 11" ( 3.94m x 2.41m )

With a rear facing double glazed window and a central heating radiator.

#### Bedroom Four

7' 11" x 7' 8" ( 2.41m x 2.34m )

With a rear facing double glazed window and a central heating radiator.

### Garage

16' 10" x 8' 6" ( 5.13m x 2.59m )

Integrated garage with an up and over door.

### External

With an open plan driveway to the front elevation providing off road parking. At the rear the garden has a paved seating area and is lawned and enclosed, gated access to the side,



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## Sherwood Road, Harworth Doncaster

- Modern Three Storey Town House
- Good Size Lounge, Dining Kitchen
- Four Bedrooms with En-suite to Master
- Enclosed Rear Garden
- Garage & Driveway for Parking

Tenure: Freehold EPC Rating: C

offers in the region of

**£185,000**



Please note the marker reflects the postcode not the actual property

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