

Pershore Drive, Harworth, Doncaster DN11 8FE



## welcome to

## Pershore Drive, Harworth, Doncaster

This modern detached family home is a must see, great location and an easy commute to the A1. The area gives a buyer an easy base to allow access to a wide array of useful facilities, shopping, schooling and leisure activities. Viewing is via the agent by appointment only.













### Ground Floor Accommodation Entrance Lobby

Having a central heating radiator.

#### Lounge

15' 9" max x 11' (4.80m max x 3.35m) Spacious lounge having french doors to the kitchen, a central heating radiator and a front facing double glazed window.

#### **Kitchen/ Dining Room**

18' 4" x 10' 1" ( 5.59m x 3.07m )

Dual aspect kitchen having double glazed french doors leading into the garden, wall and base units, complimentary work tops incorporating a breakfast bar, built in oven and hob with extractor fan overhead, there is also space for a fridge, freezer and dishwasher. The kitchen also comprises of a rear facing double glazed window and a central heating radiator.

### Utility

7' 5" x 5' 2" ( 2.26m x 1.57m )

The utility room has space under the counter for a washing machine and tumble dryer, there is a wall mounted boiler and a side facing main entrance door, there is also access to the cloakroom.

Cloakroom

# First Floor Accommodation Landing

#### **Bedroom One**

11' x 10' 3" ( 3.35m x 3.12m ) Double bedroom having a fitted wardrobe, cupboard and a central heating radiator.

#### **En-Suite**

Having a shower cubicle, WC, wash hand basin, side facing double glazed window, central heating radiator and having part tiled walls.

#### **Bedroom Two**

12' 1" x 9' 4" (  $3.68m \times 2.84m$  ) Double bedroom having a front facing double glazed window and a central heating radiator.

#### **Bedroom Three**

9' 6" x 9' 4" ( 2.90m x 2.84m ) Single bedroom having a rear facing double glazed window and a central heating radiator

### **Bedroom Four**

9' 6" x 7' 2" ( 2.90m x 2.18m ) Single bedroom having a central heating radiator.

### Bathroom

Family bathroom comprising of a bath, WC, wash hand basin and tiled splashbacks.

### External

To the front of the property it is a gravelled area, being low maintenance. The rear of the property is enclosed with timber fence panels, there is a side pedestrian access and the garden is mainly laid to lawn. There is off road parking for up to two cars.

### Garage

15' 10" x 9' 3" max ( 4.83m x 2.82m max )





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## Pershore Drive, Harworth Doncaster

- Well Presented Detached House
- Modern Development
- Stylish Kitchen/Diner
- Master Bedroom with En-suite
- Council Tax Band C

Tenure: Freehold EPC Rating: B

# £225,000





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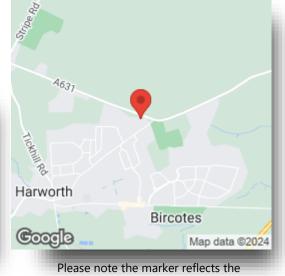


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postcode not the actual property