



**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 x 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 )



**view this property online** [williamhbrown.co.uk/Property/BWY107278](http://williamhbrown.co.uk/Property/BWY107278)



welcome to

## 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



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/BWY107278](https://www.williamhbrown.co.uk/Property/BWY107278)



Property Ref:  
BWY107278 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

william h brown



**01302 710735**



[Bawtry@williamhbrown.co.uk](mailto:Bawtry@williamhbrown.co.uk)



38 High Street, Bawtry, DONCASTER, South  
Yorkshire, DN10 6JE



**[williamhbrown.co.uk](https://www.williamhbrown.co.uk)**