



Mirabelle Way, Harworth DONCASTER DN11 8SQ



welcome to

Mirabelle Way, Harworth DONCASTER

SHOW HOME STANDARD detached house benefiting from FOUR DOUBLE bedrooms, upgraded kitchen, spacious lounge MODERN bathroom and en-suite, enclosed garden, DRIVE and GARAGE. Viewing highly recommended. ONLINE VIRTUAL TOUR AVAILABLE.



Ground Floor Accommodation

Entrance Hall

Welcoming entrance hall having a central heating radiator, chrome LED downlights and housing the stairs to the first floor landing.

Cloakroom

Fitted with a wc and wash hand basin. Side facing double glazed window with obscure glass, central heating radiator and part tiled walls.

Lounge

15' 11" x 10' 7" (4.85m x 3.23m)

Light and bright main reception room having a front facing double glazed window, two central heating radiators, chrome LED downlights and fitted carpet.

Kitchen/ Dining Room

17' x 10' 6" narrowing to 8' 8" (5.18m x 3.20m narrowing to 2.64m)

Beautiful kitchen fitted with a range of wall and base units with complimentary granite worktops, inset sink, splashback tiling and under cabinetry lighting. Kitchen benefits from a host of integrated appliances including dishwasher, double built in oven (never used), five ring gas hob with extractor fan above, wine cooler and fridge/freezer. Rear facing double glazed window and French doors, chrome LED downlight and central heating radiator.

Utility Room

Fitted cabinetry and granite worktops to match the kitchen and having an integrated washing machine. Chrome LED downlights, central heating radiator and rear facing double glazed window.

First Floor Accommodation

Landing

Useful storage cupboard, loft access, central heating radiator, chrome LED downlights, fitted carpet and mirror to the stairs.

Bedroom One

11' 5" + wardrobes x 10' 2" +recess (3.48m +wardrobes x 3.10m +recess)

Spacious main bedroom with fitted wardrobes and front facing double glazed window. Chrome LED downlights, central heating radiator and fitted carpet.

En Suite

En-suite to the master bedroom, fitted with a shower cubicle, wash hand basin and low flush wc. Front facing double glazed window with obscure glass, heated towel rail, part tiled walls and chrome LED downlights.

Bedroom Two

9' 9" + recess x 9' 8" + wardrobes (2.97m + recess x 2.95m + wardrobes)

Second double bedroom having a rear facing double glazed window and fitted wardrobes. Central heating radiator, chrome LED downlights and fitted carpet.

Bedroom Three

8' 4" + wardrobes x 9' 5" (2.54m + wardrobes x 2.87m)

Double bedroom having a rear facing double glazed window and fitted wardrobes. Central heating radiator, chrome LED downlights and fitted carpet.

Bedroom Four

10' 4" + wardrobes x 9' 1" (3.15m + wardrobes x 2.77m)

Double bedroom having a front facing double glazed window and fitted wardrobes. Central heating radiator, chrome LED downlights and fitted carpet.

Bathroom

Modern family bathroom fitted with a bath and shower overhead, low flush wc and wash hand basin. Rear facing double glazed window with obscure glass, heated towel rail, chrome LED downlights and part tiled walls.

External

Situated to an enviable position and occupying a great size plot with ample parking available. To the front of the property is an open plan garden with lawned area, timber fencing, decorative slate and private hedging.

The rear garden is of a good size and enclosed by timber fencing. Having lawn, a paved seating area stretching the full width of the house, outside tap, power socket, external lighting and lighting to soffits around the house.

Garage

17' 2" x 8' 10" (5.23m x 2.69m)

Having power and lighting connected.

Additional Benefits

Have heating, automatic lighting outdoors and security alarm.

Agents Note

We are advised by the vendor that there is an annual fee payable for the upkeep of communal areas. Currently at £101.00 per annum.



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welcome to

Mirabelle Way, Harworth DONCASTER

- Modern Detached House
- High Standard of Finish and Decoration
- Full of Upgrade's and Extra's including Quality Fitted Carpets.
- Fantastic Position on a 'No Through Road'
- Ample Parking, Garage and EV Charger Point

Tenure: Freehold EPC Rating: B

offers in the region of

£320,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
BWY107373 - 0004

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