

**Avalon Gardens, Harworth, Doncaster DN11 8FB** 

# welcome to

# **Avalon Gardens, Harworth Doncaster**

SPACIOUS FOUR BEDROOM detached home in the popular village of Harworth, a WELL-PRESENTED family house with PARKING & GARAGE. A must-see property.













## **Ground Floor Accommodation**

## **Entrance Hall**

Entrance Hall with a side facing double glazed window, a central heating radiator and tiled flooring.

## Cloakroom

Cloakroom having a wash hand basin, wc, and a central heating radiator.

## Lounge

12' 9" x 12' 2" max ( 3.89m x 3.71m max ) Lounge having a front facing double glazed window, central heating radiator and coving to the ceiling.

## **Kitchen**

18' x 9' 3" ( 5.49m x 2.82m )

Spacious kitchen fitted with a variety of wall and base units with complimentary work tops. Kitchen benefits from an integrated dishwasher, oven and hob with an extractor fan above, sink and drainer. Rear facing double glazed window, rear french doors, tiled flooring and a central heating radiator.

## **Utility Room**

7' 7" x 5' 4" ( 2.31m x 1.63m )

Utility room with space for a washing machine and tumble dryer. Rear facing entrance door, a central heating radiator, tiled flooring and base units.

#### **First Floor Accommodation**

## Landing

Landing having a cupboard.

## **Bedroom Two**

10' 7" x 11' 10" + recess ( 3.23m x 3.61m + recess ) Bedroom having a front facing double glazed window and a central heating radiator.

#### **En Suite**

En suite having a wc, shower cubicle, a central heating radiator, an obscured front facing double glazed window and part tiled walls.

## **Bedroom Three**

9' 6" x 9' 6" ( 2.90m x 2.90m )

Bedroom having a rear facing double glazed window and a central heating radiator.

## **Bedroom Four**

9' 6" x 8' 3" ( 2.90m x 2.51m )

Bedroom having a rear facing double glazed window and a central heating radiator.

## **Bathroom**

Bathroom having a bath, wc, a wash hand basin, obscured side facing double glazed window, a central heating radiator and part tiled walls.

## Second Floor Accommodation

## **Bedroom One**

13' 7" + window recess x 11' 4" ( 4.14m + window recess x 3.45m )

Double bedroom having a built in cupboard, sky light, a central heating radiator and a rear facing double glazed window.

#### **En Suite**

En Suite having a shower cubicle which is an electric shower, a wash hand basin, wc, sky light, a central heating radiator and part tiled walls.

## **External**

External having a small open plan front garden which has side gated access. A corner plot with a side garden. Having decking, timber fencing, an outside tap, a power point and a pergola. There are two spaces for parking and a double garage.

## **Agents Note**

William H Brown have been unable to access the double garage to measure and inspect. Any prospective purchaser should ensure the garage is suitable for individual needs





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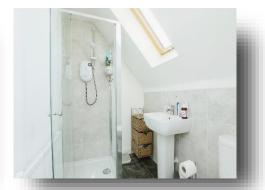
- Four Generous Sized Bedrooms
- Well Presented Family Home
- Parking & Double Garage
- Bathroom & Two En-suites
- Great Location

Tenure: Freehold EPC Rating: B

offers over

£260,000







Mirabelle Ny.

Bircotes Preschool

Map data ©2024

Please note the marker reflects the postcode not the actual property

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Property Ref: BWY107382 - 0005 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.

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01302 710735



Bawtry@williamhbrown.co.uk



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



williamhbrown.co.uk