



**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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## Avalon Gardens, Harworth Doncaster

- 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**



Please note the marker reflects the postcode not the actual property

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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.

  
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