



Mirabelle Way, Harworth Doncaster DN11 8DA

welcome to

Mirabelle Way, Harworth Doncaster

Extremely well-presented detached home with no onward chain located on a modern development with good access to amenities including schools, shopping, eateries and is ideal for access for commuting via A1 motorway. Viewing is essential to realise the location and space on offer!



Entrance Hall

On entering the property you will find the hall with a useful cloak and storage cupboard, stairs leading to the first floor and a radiator concealed behind a wooden cover.

Cloakroom

With a low flush wc, wash hand basin and a central heating radiator.

Dining Kitchen

15' 6" x 9' 7" max (4.72m x 2.92m max)

Having a range of modern wall and base units incorporating integrated appliances of a gas hob with an extractor fan above, electric oven and a fridge freezer. Stainless steel sink unit and drainer, side facing window and French doors out to the garden.

Lounge

15' 7" x 10' 8" (4.75m x 3.25m)

Spacious, light and bright lounge with both front and side facing windows, central heating radiator and a tv aerial.

First Floor Landing

Having a useful storage cupboard, loft access and a high level side facing window to the turn of the stairs.

Bedroom One

10' 10" x 10' 7" (3.30m x 3.23m)

Double Room: With a side facing double glazed window, central heating radiator and a tv aerial.

Ensuite

Double shower cubicle with a mains fed shower, basin and low flush wc, heated towel rail and an extractor fan. Front facing double glazed window and a tiled floor, splashback tiling to walls.

Bedroom Two

8' 10" x 8' 10" + recess (2.69m x 2.69m + recess)

Double Room: With a front facing double glazed window and a central heating radiator.

Bedroom Three

6' 5" x 8' 10" (1.96m x 2.69m)

Side facing double glazed window and a central heating radiator.

Bathroom

Fitted with a modern suite comprising of a bath with shower above, low flush wc and a wash hand basin. Heated towel rail, extractor fan and a front facing double glazed window. Tiled floor and tiling to the splashbacks.

External

There is parking to the side elevation for two cars, the front garden is low maintenance with borders and shrubs.

Enclosed garden to the rear which is walled and fenced with a paved patio area, gated for easy access to the front elevation, majority lawned for easy maintenance.



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welcome to

Mirabelle Way, Harworth Doncaster

- Modern & Well Presented Detached Property
- Spacious Lounge, Downstairs WC
- Modern Kitchen with Dining Area
- Three Bedrooms, Ensuite To Master
- Family Bathroom, Enclosed Gardens & Two Parking Spaces

Tenure: Freehold EPC Rating: B

offers in the region of

£230,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
BWY107453 - 0005

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william h brown



01302 710735



Bawtry@williamhbrown.co.uk



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



williamhbrown.co.uk