

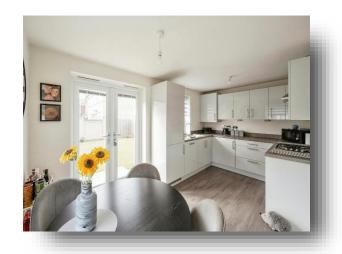
Mirabelle Way, Harworth Doncaster DN11 8DA



welcome to

Mirabelle Way, Harworth Doncaster

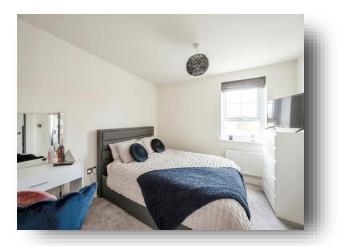
Extremely well-presented detached home with no onward chain located on a modern development with good access to amenities including schools, shopping, eateries and is ideal for access for commuting via A1 motorway. Viewing is essential to realise the location and space on offer!

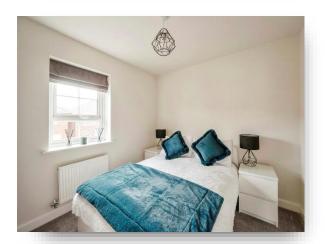












Entrance Hall

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.





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







Harworth Bircotes Google Map data @2024

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BWY107453



Property Ref: BWY107453 - 0005 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we 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)

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 quidance 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 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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