

Bracken Court, Harworth Doncaster DN11 8SD

welcome to

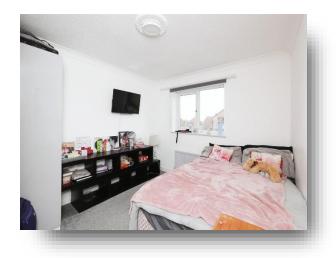
Bracken Court, Harworth Doncaster

Lovely DETACHED house benefiting from FOUR bedrooms, CUL-DE-SAC location. Having OFF ROAD PARKING, GARAGE, FRONT and REAR GARDENS. Viewing is highly recommended.













Ground Floor Accommodation

Entrance Porch

Entrance Hall

Welcoming entrance hall having a central heating radiator.

Cloakroom

Cloakroom fitted with a wash hand basin and wc. Front facing double glazed window with obscure glass, tiled flooring and coving to the ceiling.

Lounge

21' 7" x 10' 10" (6.58m x 3.30m)

Cosy lounge area having a feature media wall with beautiful unique feature fire positioning a place for a TV as the centre point. Front facing double glazed window, recessed lights, coving to the ceiling and a central heating radiator. French doors leading off to the garden room and archway to the kitchen/diner.

Kitchen

17' 11" x 9' 5" extending to 12' 11" ($5.46m \times 2.87m$ extending to 3.94m)

Spacious kitchen fitted with an extensive range of walls and base units with complimentary worktops, inset sink and drainer. Benefiting from integrated appliances including washing machine, tumble dryer, oven, gas hob, microwave and fridge freezer. Side facing double glazed window, rear facing double glazed window, central heating radiator, recessed lights, tiled floor and double glazed entrance door to the garden room.

Garden Room

10' 9" max narrowing to 4' 9" x 21' 6" (3.28m max narrowing to 1.45m x 6.55m)

Light and bright 'L' shaped garden room having French doors to the rear garden, a second entrance door to the side, rear and side facing double glazed windows.

First Floor Accommodation

Bedroom One

11' 5" + door recess x 8' 8" + recess (3.48m + door recess x 2.64m + recess)

Double bedroom having a front facing double glazed window, recessed lights and a central heating radiator.

En Suite

En suite fitted with a walk in shower, wash hand basin with vanity unit and wall mounted mirror with lighting.

Bedroom Two

11' 5" + door recess x 9' 9" (3.48m + door recess x 2.97m) Double bedroom having built in wardrobes, front facing double glazed window and a central heating radiator.

Bedroom Three

10' max x 9' 11" (3.05m max x 3.02m)

Double bedroom having a rear facing double glazed window, central heating radiator and coving to the ceiling.

Bedroom Four

10' x 6' 8" (3.05m x 2.03m)

Good size fourth bedroom having a rear facing double glazed window, central heating radiator and coving to the ceiling.

Bathroom

Family bathroom fitted with a wc, vanity wash hand basin, bath with overhead electric shower and screen. Recessed lights to the ceiling, rear facing double glazed window with obscure glass, heated towel rail, tiled walls and tiled flooring.

External

Open plan block paved drive to the front elevation providing parking for several cars, an area of decorative slate flanked by shrubbery plus double wrought iron gates to the side and driveway. To the rear of the property there is an enclosed low maintenance garden with a high degree of privacy, generous decked seating area, lawn, water supply and power point.

Garage

16' 11" x 8' 7" (5.16m x 2.62m)

Garage having a side courtesy door, electric roller door, power and lighting.





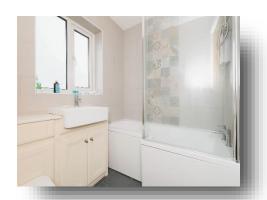
welcome to

Bracken Court, Harworth Doncaster

- Well Presented Detached House
- Four Bedrooms
- Driveway and Garage
- Cul-De-Sac Location
- Front and Rear Gardens

Tenure: Freehold EPC Rating: C

£320,000







Bracken By Jing Look Map data ©2025

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BWY107597



Property Ref: BWY107597 - 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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