



**Water Fir Drive, Harworth Doncaster DN11 8ND**

**welcome to**

**Water Fir Drive, Harworth Doncaster**

SUPERB detached house, FOUR BEDROOMS and STYLISH DINING KITCHEN. Benefitting from a cul-de-sac position with parking and GARAGE in the POPULAR village of Harworth. A MUST SEE PROPERTY!



## Ground Floor Accommodation

### Entrance Hall

Entrance hall having a central heating radiator, beautiful LVT flooring plus storage and cloak cupboard.

### Cloakroom

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

### Lounge

18' 6" + bay x 11' 3" ( 5.64m + bay x 3.43m )  
Main Reception Room with French Doors leading out to the garden and a front facing double glazed window. Coving to the ceiling and two modern central heating radiators.

### Kitchen/Diner

27' + bay x 11' 2" ( 8.23m + bay x 3.40m )  
Spacious open plan kitchen diner with a range of fitted wall and base units with complimentary worktops with a recessed sink and drainer. Integrated appliances include two electric ovens, fridge freezer, dishwasher and washing machine, Microwave, hob with warming draw and a wine chiller. Recessed lights to the ceiling and a modern radiator, rear facing window overlooking the garden.

## First Floor Accommodation

### Landing

With loft access to a part boarded loft for storage purposes.

### Bedroom One

11' 3" + recess x 11' 3" ( 3.43m + recess x 3.43m )  
Double Room with a front facing double glazed window and central heating radiator.

### En-Suite

Fitted with a modern suite comprising of a vanity unit with sink, low flush wc and shower over the bath. Front facing obscured double glazed window, tiled floor and recessed lights to ceiling.

### Bedroom Two

11' 3" x 9' 3" ( 3.43m x 2.82m )  
Double room with a front facing double glazed window and central heating radiator.

### Bedroom Three

10' 3" x 9' 9" ( 3.12m x 2.97m )  
With a front facing double glazed window and central heating radiator.

### Bedroom Four

8' 10" x 8' 4" + recess ( 2.69m x 2.54m + recess )  
With a rear facing double glazed window and central heating radiator.

### Bathroom

Modern suite with a bath with shower above, basin and wc. Tiling to the floor, central heating radiator and a front facing obscured double glazed window.

## External

Situated at the end of a cul-de-sac with a block paved area to the front elevation and parking in front of the single garage. Benefitting from power sockets and security lighting.

Side gated pedestrian access leads to the rear garden which is fenced and enclosed and offers a lawn with a blocked paved seating area, variety of plants and shrubs and water supply along with a fantastic rustic brick build BBQ area.

## Garage

16' 8" x 9' ( 5.08m x 2.74m )  
Roller Shutter door and alarm fitted.

## Agents Note

This property is in a former mining area, it will be beneficial to conduct a mining search, please speak with your conveyancer.



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## **Water Fir Drive, Harworth Doncaster**

- Beautiful Detached House
- Stunning Kitchen
- Four Bedrooms
- Cul-de-Sac Location
- Parking and Garage

Tenure: Freehold EPC Rating: C  
Council Tax Band: C

offers over  
**£290,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
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