

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**

 $8' 10" \times 8' 4" + recess ( 2.69m \times 2.54m + recess )$  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 BBO 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.





# welcome to

# 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

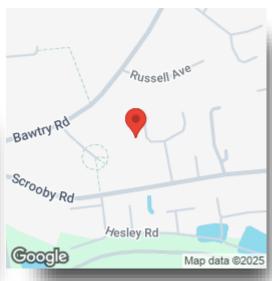
offers over

£290,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BWY107755



Property Ref: BWY107755 - 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.

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.





# 01302 710735



Bawtry@williamhbrown.co.uk



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



williamhbrown.co.uk