



**Avalon Church Lane, Harworth Doncaster DN11 8LG**

**welcome to**

**Avalon Church Lane, Harworth Doncaster**

Lovely DETACHED HOUSE with THREE GOOD SIZED BEDROOMS in the popular village of OLD HARWORTH. Having OFF ROAD PARKING, SPACIOUS GARDEN and GARAGE. Viewing recommended.



## Ground Floor Accommodation

### Entrance Hall

Main entrance to the property with front facing Upvc double glazed entrance doors with feature arch and internal brick feature. Picture rail to walls, central heating radiator, wood panelling and useful understairs storage cupboard housing the boiler.

### Lounge

15' 9" (incl. bay) x 13' ( 4.80m (incl. bay) x 3.96m )

Main reception room with feature living flame gas fire inset to a surround with marble hearth and back. Picture rail, two central heating radiators, front facing double glazed window.

### Kitchen/Dining Room

19' 8" x 11' 10" max ( 5.99m x 3.61m max )

Spacious kitchen diner having a good range of wall and base units, stainless steel sink and drainer with complimentary worktops. Having integrated oven and hob and space for a dishwasher and washing machine. Tiled splashbacks, central heating radiator, UPVC rear door and rear facing double glazed window.

### Cloakroom

Cloakroom having a wash hand basin and wc.

### Conservatory

14' 7" max x 13' 5" ( 4.45m max x 4.09m )

Conservatory constructed of low level wall and UPVC double glazed windows with a panelled ceiling, tiled flooring, double glazed French doors and two central heating radiators.

## First Floor Accommodation

### Landing

Having side facing obscured Upvc double glazed window, picture rail to walls and wooden panelling. Loft access which is boarded for storage and lighting.

### Bedroom One

16' x 11' 11" (incl. bay) ( 4.88m x 3.63m (incl. bay) )

Double bedroom having a front facing upvc double glazed window, two central heating radiators and picture rail to walls.

### Bedroom Two

11' 10" x 10' 11" ( 3.61m x 3.33m )

Double bedroom having a rear facing double glazed window and central heating radiator.

### Bedroom Three

7' 7" x 7' ( 2.31m x 2.13m )

Bedroom having a front facing double glazed window and central heating radiator.

### Bathroom

8' 4" x 6' 2" ( 2.54m x 1.88m )

Bathroom having a modern three piece suite comprising of a bath with overhead shower, pedestal wash hand basin and wc. Tiled flooring and walls, central heating radiator and rear facing double glazed window with obscure glass.

## External

Set in wrap around gardens with ample off road parking to the driveway and pebbled area to the front elevation. The walled rear garden is south west facing and enjoys the sunshine for the majority of the day. Having established gardens with lawn, variety of plants, shrubs and mature trees plus a designated seating area with double gazebo in situ.

### Garage

23' 10" x 10' 3" ( 7.26m x 3.12m )

Generous size sectional garage.

### 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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## **Avalon Church Lane, Harworth Doncaster**

- Spacious Detached House
- Potential to Improve & Extend (subj. to planning consent)
- Three Good Size Bedrooms
- Off Road Parking/ Garage
- Wrap Around Gardens

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: C

**£295,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BWY107973 - 0002

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