



**Bridge House, Styrup Road, Harworth, Doncaster DN11 8LL**

welcome to

## Bridge House, Styrrup Road, Harworth, Doncaster

MOTIVATED SELLER - Well Presented EXTENDED DETACHED in the desirable area of Old Harworth, making the perfect FAMILY HOME. SPACIOUS accommodation on offer with THREE BEDROOMS, LARGE KITCHEN DINER & PLENTY of OFF ROAD PARKING for multiple vehicles. DOUBLE GARAGE.



## Ground Floor Accommodation

### Entrance Hall

Retaining much of the original character the entrance hall has a feature arched doorway with a UPVC entrance door. Coving to the ceiling, column radiator and stairs leading up to the first floor with a wooden bannister,

### Lounge

A cosy formal lounge located to the front of the property with a UPVC window, electric fire inset into a surround with a marble hearth and back. Bookcase and shelving to both alcoves and a modern column radiator, doors separate this room to the kitchen and family area, coving to the ceiling.

### Kitchen Diner & Sitting Room

This is a great family space, zoned into areas with the seating and dining area opening out via bifold doors into the garden.

Great for parties with a modern kitchen and central island with underfloor heating and wall lights. Rear facing UPVC window to the kitchen adding to the light in the room.

Kitchen features an electric double oven with electric hob and extractor fan, a quartz work top with sink/drainer inset, integrated dishwasher and fridge.

### Utility Room

Giving access to the rear garden via the UPVC door, with space for a freezer and plumbing for a washing machine. Sink unit and side facing window, door leading through into the inner hall.

### Inner Hall

Useful understairs storage area, access to study, cloakroom and utility room.

### Study

Useful additional room with a front facing UPVC window, currently used as a study with fitted L shaped desk with storage, central heating radiator.

### Cloakroom

Having a low flush wc, wash hand basin and a heated towel rail, rear facing upvc window with obscured view.

## First Floor Accommodation

### Bedroom One

Forming part of the extended area of the property, this good sized double bedroom is light and bright. French doors open out onto the Juliet balcony alongside a side facing UPVC window, column radiator. Fitted wardrobes to one wall with hanging space and fitted drawers. Cornice to the ceiling and access to a second loft space which is boarded and has lighting.

### En Suite

Featuring a rear facing UPVC window with obscured view, a double shower cubicle with a mains fed shower, low flush wc and vanity basin. Heated chrome towel rail, cupboard housing the Worcester combi boiler.

### Bedroom Two

Double bedroom, having a front facing UPVC window, column radiator, coving to the ceiling and a cast feature fireplace.

### Bedroom Three

Having a front facing UPVC window, fitted wardrobe and a central heating radiator. Loft access with wooden ladder.

### Loft Space

The loft space has two velux windows, recessed lights to the ceiling and storage to the eaves.

### Bathroom

Good sized bathroom with a side facing UPVC window with obscured view. Mains shower over the bath, low flush wc and a vanity wash hand basin. Heated chrome towel rail and recessed lights to the ceiling.

### External

Offering a generous amount of parking which is unusual for the area and a huge advantage for a family home.

The front elevation has two driveway's for parking, one offering access into the rear of the property. The front is walled with railings above, external lighting and both lawn and gravelled areas for easy maintenance.

At the rear of the property is a larger than average double garage, an outside tap and lighting and a private seating area to the rear of the plot with wooden pergola. Plenty of space at the rear for multiple vehicle parking and option for caravan/motorhome storage.

Well kept lawn and raised flower beds, gated to the centre of the drive with further parking if needed.

### Double Garage

Larger than average double garage with useful area to the rear with space for a workshop. Brick built with two electric roller doors, power and lighting.



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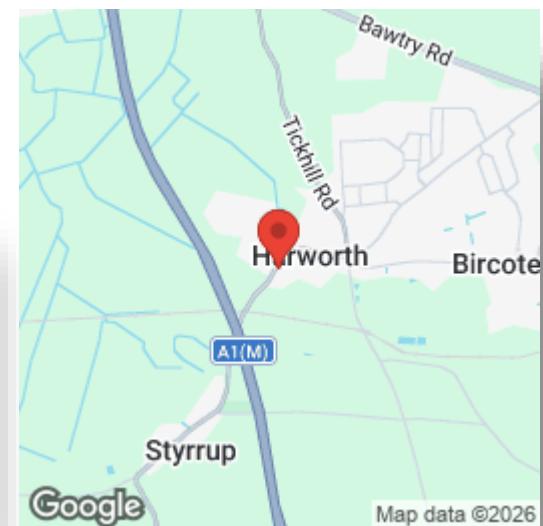
## Bridge House, Styrrup Road, Harworth Doncaster

- Beautiful EXTENDED Family Home
- VERSATILE Loft Space
- Spacious Kitchen Diner & Seating Area + Lounge
- Three Bedrooms, Ensuite, Family Bathroom
- EXTENSIVE DRIVEWAYS + Double Garage/WORKSHOP AREA

Tenure: Freehold EPC Rating: C

Council Tax Band: C

**£395,000**



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Property Ref:  
BWY108091 - 0010

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Please note the marker reflects the postcode not the actual property

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