



Bracken Court, Harworth Doncaster DN11 8SD

welcome to

Bracken Court, Harworth Doncaster

*** SALE AGREED BY WILLIAM H BROWN IN BAWTRY *** FOUR BED accomodation, with downstairs WC, family bathroom & ENSUITE to master. Located to a desirable cul de sac, the property has access to a wide range of amenities including shopping facilities and motorway links.



Entrance Porch

Entered via a front facing composite door, tiled flooring and a central heating radiator, second door leading through to the hallway.

Entrance Hall

With coving to the ceiling, tiled floor leading on from the entrance porch and stairs leading to the first floor. Central heating radiator and cloakroom leading off.

Cloakroom

Fitted with a low flush wc, wash hand basin and a central heating radiator. Coving to the ceiling, tiled flooring and a double glazed window to the front elevation.

Kitchen

18' x 12' 10" (5.49m x 3.91m)

This impressive dining kitchen has a modern range of wall and base units with granite worktops and a stainless steel sink and drainer unit inset. An array of integrated appliances including an electric double oven, gas hob with extractor fan above and a microwave, integrated fridge freezer and washing machine, finished with a tiled floor along with splashback tiling. Useful walk in pantry and a rear and side facing double glazed window, access through into the extension.

Lounge

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

Spacious main reception room, modern and bright with recessed spotlights to the ceiling and coving. Solid oak flooring, TV aerial and a front facing double glazed window, French doors giving access to the extension, and a central heating radiator.

Garden Room

10' 9" x 9' 6" (3.28m x 2.90m)

Extended and stretching along the rear of the property, this additional reception space has a vaulted ceiling, TV aerial and is light and bright. French doors leading out into the rear garden, and a second access to the side of the house and driveway.

First Floor Landing

Provides access to all four bedrooms and family bathroom.

Bedroom One

11' 1" x 11' 5" + Door Recess (3.38m x 3.48m + Door Recess)

Double bedroom with a TV aerial, recessed lights to the ceiling and a front facing double glazed window, central heating radiator.

Ensuite

Tiled shower enclosure with a mains fed shower inset, wash hand basin and a wall mounted mirror with lighting.

Bedroom Two

9' 8" x 11' 5" + Door Recess (2.95m x 3.48m + Door Recess)

Double bedroom with a front facing double glazed window, useful built in storage and coving to the ceiling, TV aerial and central heating radiator.

Bedroom Three

10' 1" x 10' 1" Into recess (3.07m x 3.07m Into recess)

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

Bedroom Four

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

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

Bathroom

Modern family bathroom fitted with a bath with an over head electric shower, low flush wc and a vanity wash hand basin. Heated towel rail, tiled floor and walls and a double glazed obscured rear facing window.

External

Plenty of parking with the open plan cobbled drive at the front giving parking for 2 or 3 cars, lawned area with shrubs and plants and a double gate to the side and driveway.

At the rear elevation there's a decked seating area for outdoor entertaining, as well as a lawned area which steps down off the deck. The garden is fully fenced and enclosed, with an astroturf play area and wooden playhouse. The gardens have external lighting and water supply and external power point.

Garage

Garage located off the long cobbled driveway, giving extra parking accessed via an electric roller door. There is storage to the eaves and has power and lighting.



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welcome to

Bracken Court, Harworth Doncaster

- Beautifully Presented Detached Property
- 4 Bedrooms, Large Modern Kitchen
- Spacious Extension, Good Sized Lounge
- Ensuite to Master. Modern Bathroom & Cloakroom
- Off Street Parking + Long Driveway & Garage

Tenure: Freehold EPC Rating: C

offers in the region of

£250,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
BWY105543 - 0005

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