

# HUNTERS®

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## Mirabelle Way

Harworth, Doncaster, DN11 8SQ

£255,000



Council Tax: C



# 3 Mirabelle Way

Harworth, Doncaster, DN11 8SQ

£255,000



## DESCRIPTION

Briefly the property comprises entrance hall, lounge, sitting room, kitchen diner, utility and downstairs cloakroom to the ground floor and four bedrooms, one with en suite and a bathroom to the first floor. Outside are gardens to the front and rear with a double garage and off street parking for two vehicles. The property also benefits from gas central heating and double glazing.

Harworth and Bircotes is a conurbation situated four miles to the west of the market town of Bawtry and ten miles south of the city of Doncaster. It has good transport links being only a short drive to the A1 and motorway network and the east coast mainline runs through Doncaster and Retford. The area has a good level of amenities including a primary school and the Serlby Park Academy. There are a range of shops including Asda and Aldi, a Doctors surgery and leisure centre.

## ACCOMMODATION

The property is accessed via a white uPVC door with glass panels and porched overhang which leads into:

### ENTRANCE HALL

Providing access to the lounge, sitting room and kitchen diner, stairs rising to the first floor accommodation, coat hanger, concealed radiator and tiled flooring.

### LOUNGE

13'1" x 10'8" (4.00m x 3.26m)

Feature fireplace, wood panel flooring, window to the front elevation and radiator.

### SITTING ROOM

9'10" x 10'8" (3.00m x 3.26m)

Wood effect flooring, window to the front elevation and radiator.

## KITCHEN DINER

20'2" x 9'5" (6.15m x 2.88m)

A modern open plan kitchen diner with wall and base units, complementary quartz worktops, breakfast bar with seating, double oven, electric hob with overhead extractor fan, integrated fridge freezer and dishwasher, one and a half sink with mixer tap, tiled flooring, spotlights to ceiling and radiator. French doors leading out to the rear garden and further door opening into:

## UTILITY

6'1" x 2'11" (1.87m x 0.91m)

Base units, complementary quartz worktops, integrated washing machine, tiled flooring, wall mounted combi boiler, white uPVC door with glass panel opening to the rear garden and door into:

## DOWNSTAIRS CLOAKROOM

5'2" x 2'11" (1.59m x 0.91m)

Low level flush wc, pedestal wash hand basin with splashback, tiled flooring, window to the side elevation and radiator.

## FIRST FLOOR LANDING

Providing access to the bedrooms and bathroom, loft access and storage cupboard.

## BEDROOM ONE

11'4" x 13'1" (3.47m x 4.00m)

Built in mirrored wardrobes, window to the rear elevation and radiator. Door leading into

## EN SUITE

6'0" x 6'2" (1.85m x 1.88m)

Tiled throughout with shower cubicle, low level flush w.c., pedestal wash hand basin with mixer tap, window to the rear elevation and radiator.

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### BEDROOM TWO

11'6" x 8'5" (3.51m x 2.59m)

Window to the front elevation and radiator.

### BEDROOM THREE

9'9" x 8'10" (2.98m x 2.70m)

Window to the front elevation and radiator.

### BEDROOM FOUR

8'2" x 7'7" (2.51m x 2.32m)

Currently used as a dressing room with window to the front elevation and radiator.

### BATHROOM

6'3" x 8'1" (1.92m x 2.48m)

Tiled throughout with matching white suite comprising panel bath with overhead shower, low level flush w.c., pedestal wash hand basin with mixer tap, window to the rear elevation and radiator.

### EXTERNALLY

To the front is a gated fenced garden laid mainly to lawn and paving whilst the rear secure walled garden is also laid to lawn with paved areas, patio seating area to the rear of the garage, outside tap and access to the garage via a personal door. There are also two off street parking spaces on the drive fronting the double garage.

### DOUBLE GARAGE

20'7" x 20'1" (6.28m x 6.14m)

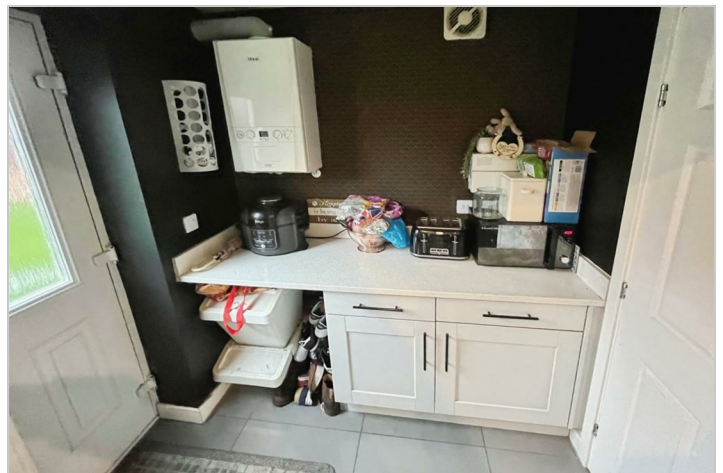
Up and over doors to the side, power and lighting.

### TENURE

### COUNCIL TAX

Through enquiry of the Basseetlaw Council we have been advised that the property is in Rating Band 'C'

'Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted'



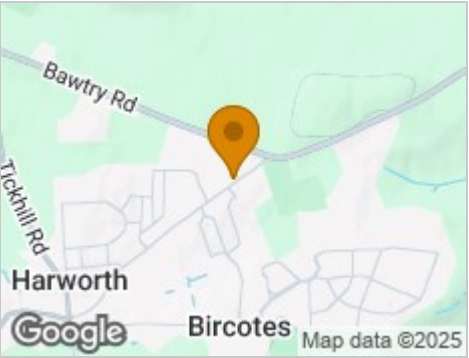
Road Map



Hybrid Map



Terrain Map



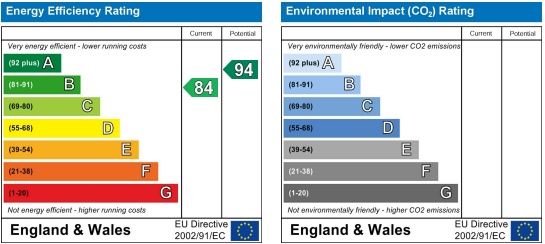
Floor Plan



Viewing

Please contact our Hunters Bawtry Office on 01302 710773 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.