



The Harlequin King Edward Road, Thorne Doncaster DN8 4DE

welcome to

The Harlequin King Edward Road, Thorne Doncaster

*****OPEN HOUSE EVENT*****

*****27TH SEPTEMBER 2025*****

*****12PM - 2PM*****



Entrance Hall

Featuring a central heating radiator and a front facing double glazed window.

Cloakroom

Leading from the kitchen, with a central heating radiator, a wash hand basin and a WC.

Lounge

14' 9" x 18' 11" into recess (4.50m x 5.77m into recess)
Featuring two central heating radiators and a front facing double glazed bay window.

Kitchen

18' 3" x 8' 2" (5.56m x 2.49m)
A spacious kitchen/ diner comprising of both wall and base stone coloured units, an electric hob and cooker hood, an integrated oven, dishwasher and fridge/ freezer and down lights. The kitchen also includes a central heating radiator, a rear facing double glazed window and French doors leading to the garden.

Landing

Comprising of a side facing double glazed window and a large storage cupboard housing the boiler.

Bedroom One

12' 4" x 10' 11" (3.76m x 3.33m)
Including a central heating radiator and a front facing double glazed window.

Bedroom Two

9' 9" x 12' 4" (2.97m x 3.76m)
Including a rear facing double glazed window and a central heating radiator.

Bedroom Three

8' 2" x 8' 5" (2.49m x 2.57m)
Comprising of a rear facing double glazed window and a central heating radiator.

Bathroom

Featuring a WC, wash hand basin, a front facing double glazed window, a heated towel rail, a bath

with shower over and tiled walls and floors where visible.

Personalising Your Home

Depending on when you reserve, choices on kitchen colour, flooring and tiling are available.

Peace Of Mind

10 Year Structural Build Warranty- All properties for peace of mind come with a 10-year Build Warranty which covers any problems with the foundations, walls and roof. In addition, you also receive the manufacturer's warranties for all appliances. All certificates will be provided by the solicitors prior to completion.

The builders of this development are an established local firm who have completed developments of a similar nature. As an established developer the pride themselves on offering an end-to-end client experience that includes seamless communication, and solid, quality handiwork every time.



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welcome to

The Harlequin King Edward Road, Thorne Doncaster

- LABC NEW HOMES WARRANTY- 10 YEARS
- Stunning Three Bedroom Semi Detached Home
- Family Bathroom
- Private Enclosed Rear Garden
- Close To Local Amenities & Schools

Tenure: Freehold EPC Rating: Exempt

£190,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
THN105143 - 0003

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.



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