



**Kilgariff Harworth Avenue, Blyth Worksop S81 8HH**



**welcome to**

**Kilgariff Harworth Avenue, Blyth Worksop**

Stunning DETACHED Family Home, recently UPDATED, spacious accommodation, stylish Living Kitchen, FOUR DOUBLE BEDROOMS, THREE BATHROOMS, DRIVEWAY and GARAGE. Viewing is highly recommended.



## Ground Floor Accommodation

### Entrance Hall

Welcoming entrance, having tiling to the floor, under floor heating and the access door to the garage.

### Lounge

Spacious lounge having an exposed brick feature wall, half panelling to the walls and recessed lights. Benefitting from front and side facing double glazed windows and underfloor heating.

### Living Kitchen

Stunning open plan living kitchen, consisting of quality modern cabinetry with complimentary worktop over, incorporating a butler sink with hot water tap and an integrated dishwasher and waste bin. Space provided for an American style fridge. Boasting a feature fireplace with inset stove, recessed lights to the ceiling, tiling to the floor and underfloor heating. An ideal space for relaxing and entertaining.

### Garden Room

Beautiful light and bright space open to the living kitchen, benefitting from fitted cabinets and having two rear facing double glazed windows, tiled flooring and underfloor heating, two velux style windows and French doors out to the garden.

### Utility Room

A useful room having matching units with sink/drainage, tiling to the floor, underfloor heating, space for a washing machine and a side entrance door.

### Cloakroom

Fitted with a wc and wash hand basin. Side facing double glazed window and underfloor heating.

## First Floor Accommodation

### Landing

Having loft access.

### Bedroom One

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

### En Suite

Beautiful en suite featuring a shower cubicle, wc, basin vanity unit and a side facing double glazed window with obscured view. Tiling to the floor and tiled splashbacks to the wall.

### Bedroom Two

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

### En Suite

Fitted with a walk in shower, wc and a double basin vanity unit. Tiling to the walls and floor, a heated towel rail, a wall mounted heated mirror, recessed lights and a rear facing double glazed window with obscured view.

### Bedroom Three

Generous double bedroom containing quality fitted wardrobes, a rear facing double glazed window and a central heating radiator.

### Bedroom Four

Double bedroom having a storage cupboard, two front facing double glazed windows and a central heating radiator.

### Bathroom

Main family bathroom, comprising of a free standing bath tub, walk in shower and a double basin vanity unit. Incorporating panelling to the walls, tiling to the floor, a side facing double glazed window with obscured view, recessed lights and a column style heated towel rail.

## External

To the front elevation is a garden well stocked with a variety of plants and shrubs and a sweeping block paved driveway which leads round to the side elevation.

Double timber gates provide access to the rear garden which is enclosed by timber fencing with established trees and shrubs, raised grass lawn, garden shed and paved seating area.

## Garage

Single integral garage housing the boiler.



**view this property online** [williamhbrown.co.uk/Property/BWY107660](http://williamhbrown.co.uk/Property/BWY107660)



welcome to

## Kilgariff Harworth Avenue, Blyth Worksop

- Exquisite Detached Home
- Updated To High Standards By The Current Vendors
- Spacious Living Areas
- Four Generous Double Bedrooms
- Two Stylish En-suite's and Main Family Bathroom

Tenure: Freehold EPC Rating: D

Council Tax Band: E

offers over

**£450,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/BWY107660](https://www.williamhbrown.co.uk/Property/BWY107660)



Property Ref:  
BWY107660 - 0004

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.

  
william h brown



**01302 710735**



[Bawtry@williamhbrown.co.uk](mailto:Bawtry@williamhbrown.co.uk)



38 High Street, Bawtry, DONCASTER, South  
Yorkshire, DN10 6JE



**[williamhbrown.co.uk](https://www.williamhbrown.co.uk)**