

property details **approval form**

Kilgariff, Harworth Avenue, Blyth, Worksop, Nottinghamshire, England, S81 8HH

Date: 26 June 2026

Property Ref and Version: BWY107660 - 0006

selling your home with us!



william
h brown

>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

offers over £450,000

Tenure: Freehold

>> **key features**

- > 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
- > Driveway & Single Garage
- > Desirable Location
- > Must Be Viewed!
- > EPC Rating: D

>> **short description**

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

>> **long description**

William H Brown are delighted to present to the market this immaculate detached house, located to the desirable village of Blyth. This is a well-proportioned family home, finished to a high standard in neutral tones with quality fixtures and fittings. The ground floor accommodation briefly comprises of a welcoming entrance hall, spacious lounge with an exposed brick feature wall, a stunning living kitchen, utility room, cloakroom and a garden room, underfloor heating throughout. Heading upstairs to the first floor accommodation and across the landing area, there are four double bedrooms, two of which featuring en suites and a main family bathroom. Externally there is a block paved drive to the front and side elevations providing ample off road parking. The rear garden is fully enclosed by timber fencing and having double timber gates.

Blyth offers a good range of amenities including convenience stores, pubs, various eateries, healthcare and schooling plus commuters will find great access to the motorway networks via the nearby A1.

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>> **room description**

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/drainers, 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.

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>> **room description**

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.

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>> property images



Your William H Brown office: 38 High Street, Bawtry, DONCASTER, South Yorkshire, DN10 6JE
T 01302 710735 E Bawtry@williamhbrown.co.uk

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>> **property images**



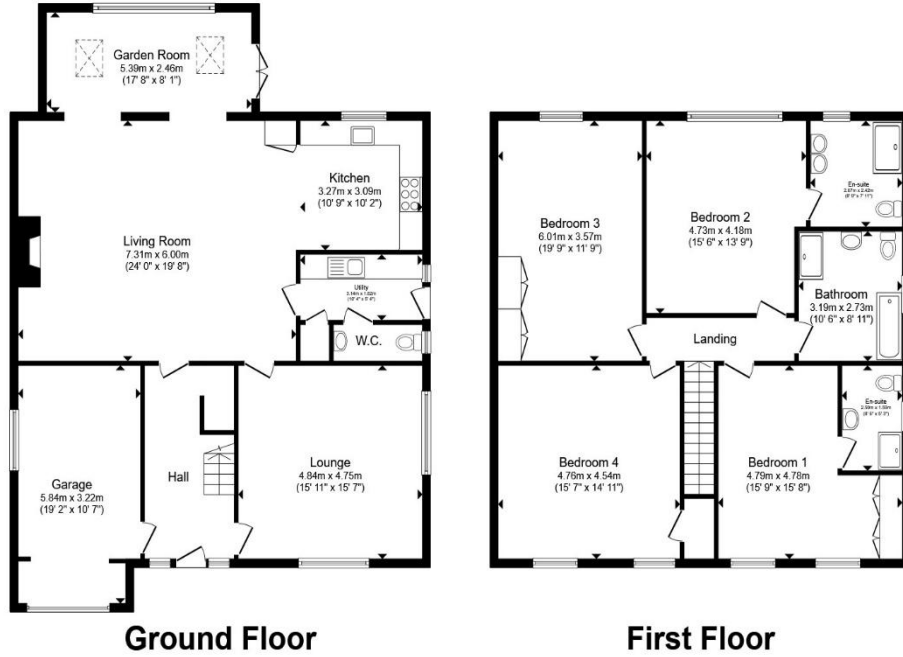
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>> floor plan



Total floor area 245.8 m² (2,646 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



>> approval

Signature

Date

Lucy Ramshaw		
Miss Abigail Rose Wright		

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