



**Bracken Way, Harworth DONCASTER DN11 8SB**



**welcome to**

**Bracken Way, Harworth DONCASTER**

BE QUICK TO VIEW! - Stunning DETACHED Home in Harworth, boasting a MODERN Kitchen/Diner, Four Good Sized BEDROOMS, Low Maintenance Front & Rear GARDENS, with AMPLE OFF ROAD PARKING and a SUMMERHOUSE.



## Ground Floor Accommodation

### Entrance Hall

Welcoming entrance, having tiling to the floor and a central heating radiator.

### Study

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

### Cloakroom

Benefitting from a wc, vanity wash hand basin, chrome heated towel rail and recessed lights.

### Living Room

Cosy main reception room having a feature wall with mounted electric fire, front facing double glazed window, coving to the ceiling and a central heating radiator.

### Kitchen/Diner

Generous kitchen/diner, comprising of modern wall and base units with complimentary worktops over and inset sink with drainer. Offering a host of integrated appliances including an electric oven, five burner gas hob, dishwasher and washing machine. Benefitting from a breakfast bar with storage underneath and having space for an American style fridge/freezer. Tiled flooring, a rear facing double glazed window, recessed lights, two central heating radiators and a feature exposed brick wall.

### Utility Room

Consisting of matching wall and base units with worktops over, a glazed rear entrance door, tiling to the floor and recessed lights.

## Second Living Room

Lovely addition to this property with beautiful views, brick construction with Upvc double glazed units having French doors, a central heating radiator and recessed lights.

## First Floor Accommodation

### Landing

Owning loft access to the part boarded loft and a rear facing double glazed window.

### Bedroom One

Double bedroom, owning a front facing double glazed window, central heating radiator and coving to the ceiling.

### Bedroom Two

Bedroom two is currently being used as a dressing room, having fitted open fronted wardrobes, a central heating radiator, coving to the ceiling and front facing double glazed window.

### Bedroom Three

Double bedroom, complete with a storage cupboard, rear facing double glazed window and a central heating radiator.

### Bedroom Four

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

### Bathroom

Stylish bathroom, fitted with a bath with shower over, wc and vanity wash hand basin, Side facing double glazed window, recessed lights and tiling to the walls.

## External

Open plan to the front elevation with a smart block paved driveway providing off road parking and leading to the single garage. Steps give access to the front entrance and a side pedestrian access gates gives convenient access to the rear.

A two tier rear garden offers a high degree of privacy and some beautiful views.

Having a block paved patio area next to the second living room, water supply and useful power sockets.

The bottom tier provides alternative seating arrangements with a decked area, raised planters, solar lighting and a summer house with French doors, power and light connected.

## Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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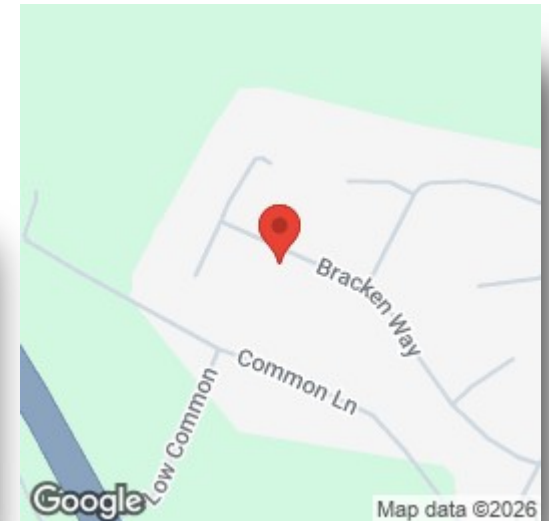
- Immaculate Detached Home
- Modern Decoration Throughout
- Downstairs WC
- Spacious Kitchen/Diner
- Low Maintenance Front & Rear Gardens

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers over

**£300,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
BWY108317 - 0004

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