



**The Harlequin King Edward Road, Thorne Doncaster DN8 4DE**

**welcome to**

**The Harlequin King Edward Road, Thorne Doncaster**

Welcome to The Harlequin! Located in the centre of Thorne - this three bedroom semi detached property offers spacious living, private enclosed rear garden & off street parking.



### **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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## The Harlequin King Edward Road, Thorne Doncaster

- LABC NEW HOMES WARRANTY- 10 YEARS
- £1000 Buyer Incentive For Any Reservation In 2025
- 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 - 0006

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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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