



**Bracken Court, Harworth Doncaster DN11 8SD**

**welcome to**

**Bracken Court, Harworth, Doncaster**

QUIET CUL DE SAC LOCATION. Lovely DETACHED Property with good access to a wide range of amenities including schools, shops & motorway links. Viewing is recommended to appreciate the versatile, light & airy family friendly layout along with the small established development to which the property sits



## Ground Floor Accommodation

### Entrance Porch

### Entrance Hall

Welcoming entrance hall having a central heating radiator.

### Cloakroom

Cloakroom fitted with a wash hand basin and wc. Front facing double glazed window with obscure glass, tiled flooring and coving to the ceiling.

### Lounge

21' 7" x 10' 10" ( 6.58m x 3.30m )

Cosy yet spacious lounge area having a feature media wall with inset fire, positioning a place for a TV at the centre point. Front facing double glazed window, recessed lights, coving to the ceiling and a central heating radiator. French doors leading off to the garden room and archway to the kitchen/diner.

### Kitchen/ Dining Room

17' 11" x 9' 5" extending to 12' 11" ( 5.46m x 2.87m extending to 3.94m )

Well equipped kitchen fitted with an extensive range of modern cabinetry with complimentary worktops and inset sink with drainer. Benefiting from integrated appliances including washing machine, tumble dryer, oven, gas hob, microwave and fridge freezer. Side facing double glazed window, rear facing double glazed window, central heating radiator, recessed lights, tiled floor and double glazed entrance door to the garden room.

### Garden Room

10' 9" max narrowing to 4' 9" x 21' 6" ( 3.28m max narrowing to 1.45m x 6.55m )

Light and bright 'L' shaped garden room having French doors to the rear garden, a second entrance door to the side, rear and side facing double glazed windows.

## First Floor Accommodation

### Bedroom One

11' 5" plus door recess x 8' 8" plus recess ( 3.48m plus door recess x 2.64m plus recess )

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

### En Suite

En suite fitted with a walk in shower, wash hand basin with vanity unit and wall mounted mirror with lighting.

### Bedroom Two

11' 5" plus door recess x 9' 9" ( 3.48m plus door recess x 2.97m )

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

### Bedroom Three

10' max x 9' 11" ( 3.05m max x 3.02m )

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

### Bedroom Four

10' x 6' 8" ( 3.05m x 2.03m )

Good size fourth bedroom having a rear facing double glazed window, central heating radiator and coving to the ceiling.

### Bathroom

Family bathroom fitted with a wc, vanity wash hand basin, bath with overhead electric shower and screen. Recessed lights to the ceiling, rear facing double glazed window with obscure glass, heated towel rail, tiled walls and tiled flooring.

## External

Open plan block paved drive to the front elevation providing parking for several cars, an area of decorative slate flanked by shrubbery plus double wrought iron gates to the side and driveway.

To the rear of the property there is an enclosed low maintenance garden with a high degree of privacy, generous decked seating area, lawn, water supply and power point.

### Garage

16' 11" x 8' 7" ( 5.16m x 2.62m )

Garage having a side courtesy door, electric roller door, power and lighting.

### Agents Note

This property is in a former mining area, it will be beneficial to conduct a mining search, please speak with your conveyancer.



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welcome to

## Bracken Court, Harworth Doncaster

- EXTENDED FAMILY HOME
- Four Bedrooms + Ensuite
- Driveway and Garage
- ESTABLISHED Cul-De-Sac Location
- Beautiful Garden Room

Tenure: Freehold EPC Rating: C  
Council Tax Band: C

**£280,000**



Please note the marker reflects the postcode not the actual property

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