



**Farleigh Drive, Harworth Doncaster DN11 8SW**



**welcome to**

**Farleigh Drive, Harworth Doncaster**

Beautifully presented DETACHED property, on a MODERN DEVELOPMENT, Three Bedrooms, OFF ROAD PARKING, and a good size GARDEN. Not to be missed, Viewing HIGHLY recommended.



## Ground Floor Accommodation

### Entrance Hall

Upon entering the property there is a useful coat cupboard, and a central heating radiator.

### Cloakroom

The cloakroom features a wc, wash hand basin and an extractor fan. Splashback tiling and a central heating radiator.

### Lounge

15' 5" x 10' 8" ( 4.70m x 3.25m )

A lovely main reception room, pulling in lots of natural light from the side and front facing double glazed windows. Also having a central heating radiator.

### Kitchen / Diner

15' 5" x 8' 9" ( 4.70m x 2.67m )

Beautifully presented modern kitchen/dining room, with white gloss wall and base units, complimentary worktops with matching upstands and an inset stainless steel sink and drainer. Benefitting from a host of integrated appliances including oven, hob, washing machine, dishwasher and fridge/freezer. Featuring two double glazed windows, French doors leading to the garden and a central heating radiator.

## First Floor Accommodation

### Landing

Having a storage cupboard.

### Bedroom One

10' 10" max x 10' 5" max ( 3.30m max x 3.17m max )

Well presented double bedroom with feature panelling to the walls, a side facing double glazed window and a central heating radiator.

### En-Suite

En-suite to main bedroom fitted with a shower cubicle, wc and wash hand basin. Heated towel rail, tiled splash backs and an obscure front facing double glazed window.

### Bedroom Two

8' 9" x 8' 7" + recess ( 2.67m x 2.62m + recess )

Having panelling to the walls, a front facing double glazed window and a central heating radiator.

### Bedroom Three

8' 8" x 6' 5" ( 2.64m x 1.96m )

The third bedroom consists of a side facing double glazed window, along with a central heating radiator.

### Bathroom

This bathroom is ideal for a family, fitted with a bath with shower overhead and screen, wc and wash hand basin. Tiled splash backs and an obscure front facing double glazed window.

## External

The property sits on a corner plot, with an open plan lawned area to the front elevation and an enclosed rear garden. Boasting beautifully paved seating areas, a grass lawn, planters, water supply and power sockets, Parking is also available beyond the garden and can be accessed via the garden pedestrian gate. In addition, there is a generous size garden shed which is fenced and enclosed.

## Agents Note

Management charge payable for the upkeep of communal areas, currently at £129.78 per annum. 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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## Farleigh Drive, Harworth Doncaster

- Immaculate Detached Property
- Modern Kitchen/Dining Room
- Three Bedrooms
- Good Size Enclosed Garden
- Off Road Parking

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

offers over

**£225,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
BWY108284 - 0002

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