



Wallis Grove, Harworth Doncaster DN11 8SS



welcome to

Wallis Grove, Harworth Doncaster

Lovely DETACHED home, ideally located for easy access to TICKHILL and BAWTRY. Views over farmland, off road parking, study/work from home space and gardens. Viewing advised to appreciate the accommodation on offer.



Ground Floor Accommodation

Entrance Hall

Accessed via a front facing main entrance door, having a central heating radiator, cloaks cupboard and useful understairs storage.

Cloakroom

Fitted with a wc and wash hand basin with tiled splashbacks. Chrome heated towel rail.

Living Room

Light and bright main reception room with front and side facing double glazed windows. Neutrally decorated with fitted carpet and central heating radiator.

Kitchen/Diner

Attractive kitchen/diner, fitted with a good range of white high gloss wall and base units with complimentary worktops and stainless steel sink with drainer. Benefitting from a host of integrated appliances including washing machine/tumble dryer, dishwasher, fridge/freezer, gas hob, electric oven and extractor hood. Side and front facing double glazed windows, central heating radiator and French doors out to the garden.

First Floor Accommodation

Landing

Linen cupboard and loft access with pull down ladder. Loft being part boarded for additional storage.

Bedroom One

Double bedroom with side facing double glazed window enjoying views over farm land. Fitted with sliding door wardrobes, central heating radiator, fitted carpet and having feature panelling to one wall.

Study

Formerly an en-suite to the main bedroom with services capped off and easily re-instated should the new owner wish. Currently serving as a study with front facing double glazed window with obscure glass and central heating radiator.

Bedroom Two

Double bedroom with front facing double glazed window, fitted carpet and central heating radiator. Benefitting from deep built in wardrobes combining hanging space and drawers.

Bedroom Three

Single bedroom with built in bed, shelving and wardrobes including drawers. Side facing double glazed window, fitted carpet and central heating radiator.

Bathroom

Modern bathroom fitted with a bath, wc and basin. Front facing double glazed window with obscure glass, chrome heated towel rail and tiled splashbacks.

Exterior

Open plan to the front elevation with a small garden area flanked by hedging and a path leading to the main entrance. The garden area is located to the side of the property and is enclosed by both a brick built wall and timber fence panels with a pedestrian gate providing access to the tandem block paved driveway beyond. The garden is beautifully presented with a paved seating area, grassed lawn and a variety of plants and shrubs. Water supply available. To the opposite side by the road is an additional garden area which could be transformed into additional parking (subject to planning consent) in the future.

Agents Note

There is an existing Right of Way at the property, please enquire with the branch for further details.

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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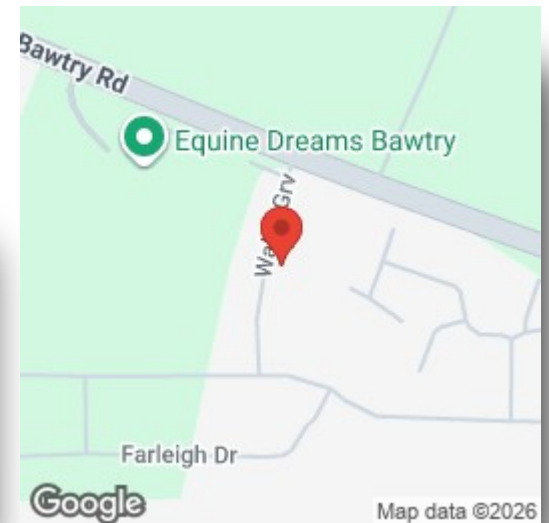
welcome to

Wallis Grove, Harworth Doncaster

- Immaculate Detached House
- High Standard of Decoration and Finish
- Three Bedrooms and Study
- Countryside Views
- Modern Bathroom

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

offers over
£230,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
BWY108437 - 0002

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william h brown



01302 710735



Bawtry@williamhbrown.co.uk



38 High Street, Bawtry, DONCASTER, South
Yorkshire, DN10 6JE



williamhbrown.co.uk