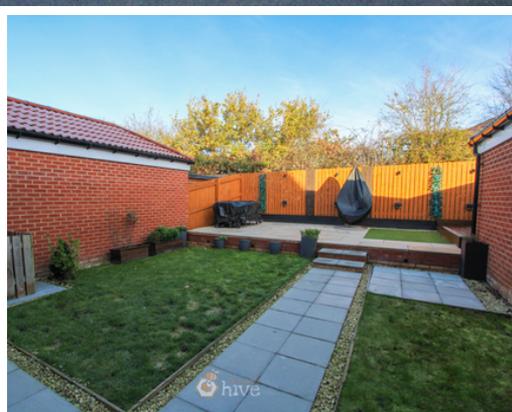
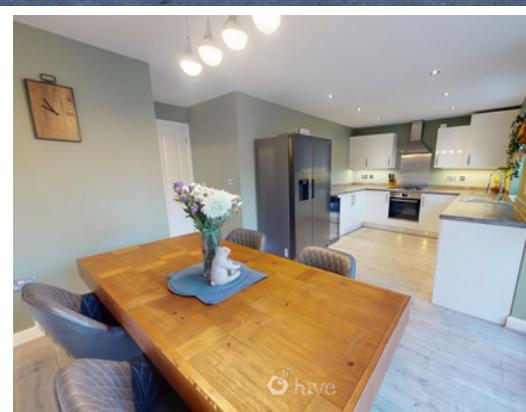


4 Bedroom(s), Detached House, Freehold

Mirabelle Way, Harworth, Doncaster.



- 3D Virtual Tour Available
- Well Presented Four Bedroom Detached Family Home
- Utility Room and Separate W/C
- Contemporary Family Bathroom
- Driveway and Garage

- No Chain
- Modern Kitchen Diner
- En Suite to Master
- Rear Enclosed Garden

£290,000

For Sale

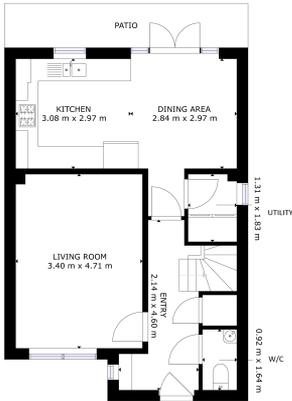
Book your viewing today Tel: 01302 247754

Owner's View

Built in 2021, this modern home boasts a beautifully landscaped and private north-east facing rear garden, enjoying the summer sun from afternoon through to late evening. The garden features a raised porcelain-tiled patio, Astroturf, decking and attractive feature lighting, creating the perfect space for relaxing or entertaining. Inside, the property offers a master bedroom with fitted wardrobes and a stylish, modern family bathroom. Ideally located, it provides easy access to the A1 motorway, as well as the popular towns of Bawtry and Tickhill, local shops, and scenic countryside walks right on the doorstep.

Ground Floor

Floor Plan



FLOOR 1

GROSS INTERNAL AREA
FLOOR 1: 30.11 m² (326 sq ft)
TOTAL: 100.61 m² (1082 sq ft)

Matterport

Entry



Kitchen Diner



Lounge





Utility

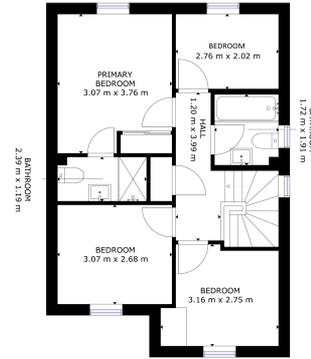


W/C



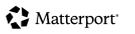
First Floor

Floor Plan



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 59 m² FLOOR 2: 50 m²
 TOTAL: 109 m²



Master Bedroom & En Suite



Bedroom



Bedroom



Bedroom



Bathroom



Externals

Front Aspect



Rear Garden



Garage



Property Information

Council Tax Band - C

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators

Approximate Heating System Installation Date - 1/12/2021

Water Heating System - Gas boiler (Combi)

Approximate Water Heating Installation Date - 1/12/2021

Boiler Location - Kitchen

Approximate Electrical System Installation Date - 1/12/2021

Permanent Loft Ladder - No

Loft Insulation - Yes

Loft Boarded out - No

Whilst every effort is made to ensure that the information contained in these particulars is reliable, they do not constitute or form part of an offer or any contract. The Property Hive accept no liability for the accuracy of the contents, and therefore they should be independently verified by prospective buyers or tenants before agreeing an offer. All measurements provided are approximate and should be verified before exchange of contracts. No appliances, fixtures or fittings have been tested and should be checked by the buyer before exchange of contracts to ensure they are in good working order.

Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	