



## 8 Mirabelle Way

Harworth, Doncaster, DN11 8DA

### Offers In The Region Of £250,000

A well presented 4 bedroom detached family home occupying a pleasant position at the entrance to this modern development. Lying within easy reach of local amenities, recreational woodland walks and bus routes. The accommodation comprises: hall, lounge with open walkway (option of dividing double doors), through to kitchen/dining room with breakfast bar, useful play room (formally garage) utility which gives side pedestrian access and separate cloaks/wc. To the first floor there is a master bedroom with ensuite shower room, three further bedrooms and a bathroom. Outside there is parking and side access to generous rear garden with patio, two sheds and laid to lawn area.

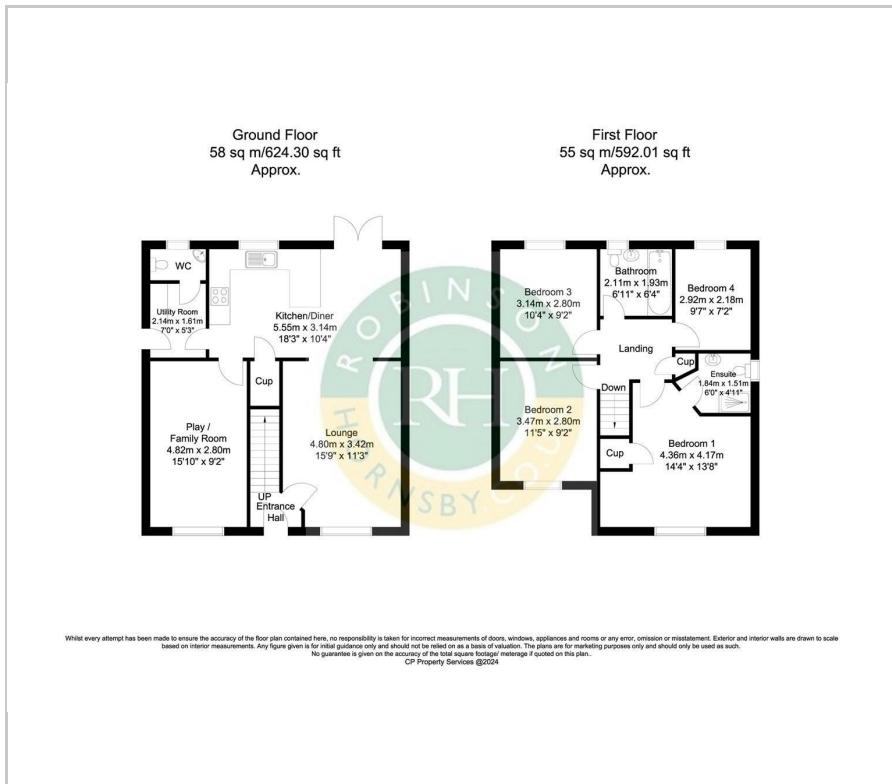
- 4 bedroom detached family home
- Useful converted play room (formally garage)
- Kitchen/dining room with space for table or additional seating
- Utility and separate cloaks/wc
- Master bedroom with ensuite shower room
- Nearby woodland walks
- Local amenities within the village
- Generous size enclosed gardens with two timber sheds
- Located at the beginning of a modern development
- Leasehold, council tax band C

### Viewing

Please contact our Office on 01302 751616 if you wish to arrange a viewing appointment for this property or require further information.



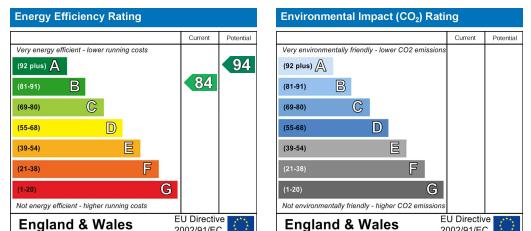
## Floor Plan



## Area Map



## Energy Efficiency Graph



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