

Details as provided by the vendor



The Shelford, Scrooby Road, Harworth

Families will adore this spacious, four bedroom detached family home with integral garage and classic design features. The large welcoming hallway has stylish double doors leading onto the luxurious living room with feature bay window that floods the room with light. There is a useful downstairs cloakroom, an impressive, high specification kitchen with dining area. This stunning open plan room features stylish French doors that open out onto the garden, creating an elegant space for entertaining in the warmer summer months. There is a separate utility room and an integral garage. The upstairs landing leads to four, fabulous double bedrooms and a modern yet elegant family bathroom.

Asking Price Of £362,995

Families will adore this spacious, four bedroom detached family home with integral garage and classic design features.

The large welcoming hallway has stylish double doors leading onto the luxurious living room with feature bay window that floods the room with light. There is a useful downstairs cloakroom, perfect for busy family life and at the heart of the property is an impressive, high specification kitchen with dining area, a true hub of the home that brings the family together. This stunning open plan room features stylish French doors that open out onto the garden, creating an elegant space for entertaining in the warmer summer months. There is a separate utility room and an integral garage.

The upstairs landing leads to four, fabulous double bedrooms and a modern yet elegant family bathroom. The magnificent master bedroom offers true luxury with its own stylish ensuite shower room and dressing area, a real retreat after a busy day.

LOUNGE

10' 4" x 17' 3" (3.15m x 5.26m)



DINING AREA

8' 4" x 13' 7" (2.54m x 4.14m)

KITCHEN

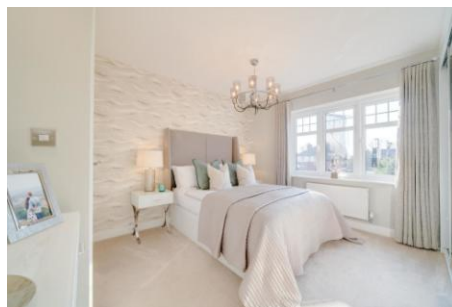
8' 9" x 13' 7" (2.67m x 4.14m)

UTILITY

4' 11" x 7' 6" (1.5m x 2.29m)

MASTER BEDROOM

13' 8" x 13' 4" (4.17m x 4.06m)



DRESSING AREA

6' 8" x 4' 9" (2.03m x 1.45m)

ENSUITE

7' 6" x 4' 7" (2.29m x 1.4m)



BEDROOM 2

9' 11" x 13' 8" (3.02m x 4.17m)



BEDROOM 3

10' 4" x 12' 9" (3.15m x 3.89m)

BEDROOM 4

9' 6" x 13' 8" (2.9m x 4.17m)

BATHROOM

7' 2" x 8' 9" (2.18m x 2.67m)



DATED - 27/10/2022

DISCLAIMER

Whilst every care has been taken in the preparation of this leaflet, if there are any points upon which you are relying, please confirm them with the vendor or valuer before viewing or especially before making an offer. We cannot guarantee that the information is correct and if any items are important to you, you must ask us to produce the evidence you require before viewing or making an offer, and especially ask your solicitor to make these checks before exchanging contracts. Please also remember that this leaflet may have been prepared some time ago, and that the measurements may have been taken using an electronic tape

measure. They, like any distances mentioned are for guidance only and should under no circumstances be relied upon.

Please note that none of the services or appliances connected to or fitted within this property have been tested, and purchasers are advised to make their own checks where necessary. No guarantee can be given that they are in working order.

We have not checked rights of way, footpaths, covenants, wayleaves, nor existing or proposed planning permissions or building regulations concerning this property or the surrounding area.

Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included in the sale.

Please note all photographs have been taken using a wide angled lens to show as much detail as possible.

OFFER PROCEDURE

To make an offer on this property, simply telephone or call into our office and supply us with the relevant details which will be passed on to our vendor client. Please note in order to advise our client regarding any offer received, we will need to establish your ability to proceed, which will include financial qualification by an Independent Financial Advisor, in confidence, in order that we may discharge our responsibility. We also have an obligation under Money Laundering Laws to check all prospective purchasers identification.

