

23 Devonshire Road, Harworth

**FIVE STAR**  
P R O P E R T Y



0 1 7 7 7 7 0 8 7 0 0

- Stylish Kitchen & Bathroom
- Garden With Entertaining Area
- Secure Block Paved Parking

- Vast Array Of Outbuildings
- Easy Access To Local Amenities
- EPC Rating: D

**FIVE STAR**  
P R O P E R T Y

Price £150,000  
[www.fivestar-property.co.uk](http://www.fivestar-property.co.uk)

### Description

MORE THAN MEETS THE EYE - DONT MISS OUT CALL TODAY - PERIOD SEMI DETACHED - 3 BEDROOMS - BEAUTIFUL DESIGNER BATHROOM & KITCHEN - 2 WOOD BURNING STOVES - UTILITY & SHOWER ROOM - EXTENSIVE GARDENS - GARAGE - WORKSHOP - WOOD STORE & PROFESSIONAL KENNELS WITH POWER & WATER - FANTASTIC PROPERTY WITH LOADS TO OFFER - CALL 01777 708700 TO VIEW.

### Entrance Hall

Glazed UPVC entrance door opens into the entrance hallway with stairs rising to the first floor accommodation, recessed down lights, coving, radiator and door opening into the:

**Lounge 16'8" x 11'9" narrowing to 8'5" (5.08m x 3.58m narrowing to 2.57m)**

Having a front facing window, French doors to the decked patio dining area and garden beyond. Brick fireplace, tiled hearth and Oak mantle piece, inset cast iron wood burning stove with, wood flooring, recessed down lights, radiator and coving.

**Family Kitchen 19'5" max x 13'10" narrowing to 10'7" (5.92m max x 4.22m narrowing to 3.23m)**

This beautiful family farmhouse style kitchen with a wonderful feature brick fireplace and hearth with inset cast iron pot bellied stove. Range of fitted wall and base units with solid pine worktops set over, Belfast style sink, induction hob with extractor hood over, double oven, front facing bay window, rear facing window over looking the garden, recessed down lights, tiled splash backs, radiator, coving and access into the:

**Utility Room 13'11" x 6'7" (4.24m x 2.01m)**

With a worktop and inset stainless steel sink and drainer, space and plumbing for a range of appliances, front facing window, radiator and recessed lighting.

**Shower Room 9'10" max x 5'6" (3.00m max x 1.68m)**

Comprising of an enclosed shower cubicle with mains fed shower over and wet boarding to the splash back areas, towel ladder style radiator, side facing window, fitted cupboard which houses the gas fired combination central heating boiler.

### Cloakroom

Having a low flush WC and rear facing window.

### First Floor Landing

With loft access, rear facing window and doors into the principle first floor accommodation.

**Master Bedroom 11'10" x 10'10" (3.61m x 3.30m)**

Having a window to the front, useful built in cupboard, coving and radiator.

**Bedroom Two 10'9" max x 9'6" (3.28m max x 2.90m)**

With a front facing window, radiator, built in cupboard and coving.

**Bedroom Three 7'7" x 6'8" (2.31m x 2.03m)**

Having a rear facing window, coving and a radiator.

**Bathroom 8'9" x 5'6" (2.67m x 1.68m)**

A beautiful stylish four piece bathroom suite, comprising of a corner shower cubicle with mains fed shower and wet boarding to the splash

back areas, panel bath with central tap arrangement, wash hand basin set within a vanity unit, low flush WC, tiled flooring and splash backs, rear facing window, chrome towel rail and extractor fan.

### Gardens

The property has a lawn garden to the front with a boundary wall to the perimeter and gate leading to the entrance door. To the rear is a landscaped garden with an expanse of lawn, decked patio dining space, planted vegetable garden with raised borders, block paved parking area and pathway leading to the garage and kennels. The rear garden has lighting, power, secure gated access for both vehicles and pedestrian access and is all enclosed to the perimeter.

**Garage 27'8" x 13'1" (8.43m x 3.99m)**

With double doors to the front, power and electric supply.

**Workshop 15'1" x 9'0" (4.60m x 2.74m)**

Having access from the garage, fitted work bench and power supply.

**Kennels 14'0" x 12'1" (4.27m x 3.68m)**

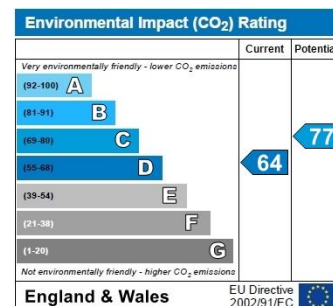
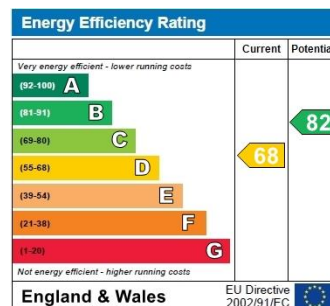
Having two kennels with outside runs and indoor sleeping areas, power and water supplies including an electric shower.

### Wood Store

A dry and secure storage area for wood and coal for the wood burning stoves.

### Parking

The property offers ample parking including a driveway that leads onto a secure gated parking area, with space for several vehicles.



TOTAL AREA: APPROX. 109.2 SQ. METRES

### IMPORTANT NOTICES

Five Star Property Ltd. for themselves and for the Vendors or Lessors of this Property give notice that: 1: These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2: All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Five Star Property Ltd. for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3: Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4: Five Star Property Ltd., and any person in its employment, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Five Star Property Ltd. for any error, omission of mis-statement in these particulars. 5: No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property Registered in England and Wales. Registration Number 06278685.