



## 7 TRENT DRIVE DONCASTER, DN11 8SZ

**£295,000**  
**FREEHOLD**

\*\*\*\*GUIDE PRICE £295,000-£300,000\*\*\*\*

For sale is this four bedroom detached family home, enjoying a prime position at the end of a private drive in an exclusive cul-de-sac, this beautifully presented home offers an exceptional standard of décor and finish. Located in the popular village of Harworth with convenient access to Bawtry, Doncaster and the A1. In brief, the ground floor offers a welcoming entrance hall, a spacious and well-proportioned living room, a contemporary high-spec fitted kitchen with integrated appliances, complemented by a practical utility area and a downstairs WC. The first floor offers four generously sized double bedrooms, three with fitted wardrobes, a stylish family bathroom suite, and an en suite to the principal bedroom. Externally, the property is approached via a shared access leading to a private driveway and enjoys beautifully maintained front and rear gardens, complemented by an Indian stone patio, perfect for outdoor entertaining.

**Kendra  
Jacob**

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# TRENT DRIVE, HARWORTH,

- GUIDE PRICE £295,000-£300,000
- FOUR DOUBLE SIZE BEDROOMS
- EN-SUITE TO THE MASTER BEDROOM
- QUARTZ WORKTOP FITTED TO THE KITCHEN & UTILITY WITH INTEGRATED APPLIANCES
- DOWNSTAIRS WC
- WEST FACING GARDEN
- IMMACULATE CONDITION
- VILLAGE LOCATION
- POSITIONED AWAY IN A CUL-DE-SAC
- GARAGE

## ENTRANCE HALL

A welcoming entrance hall featuring a front-facing composite door, central heating radiator, and power points. Stairs leading to the first floor with a useful under-stairs storage cupboard.

## LIVING ROOM

A spacious, bright and airy living room with a front-facing double-glazed window, central heating radiators, power points, and a TV point.

## KITCHEN/DINER

Fitted with a contemporary kitchen offering a range of high and low-level units with under-cabinet spotlights and quartz worktops incorporating a stainless steel sink with drainer. Integrated appliances include a four-ring gas hob with stainless steel cooker hood above, electric oven, fridge, freezer, and dishwasher. Additional features include power points and a central heating radiator. A rear-facing double-glazed window and double-glazed French doors open onto the landscaped garden.

## UTILITY ROOM

Fitted with further high and low level units and Quartz worktops, with plumbing for a washing machine. Includes power points, central heating radiator, and a rear-facing double-glazed window.

## DOWNSTAIRS WC

Partially tiled suite comprising a low-flush WC and wash hand basin, central heating radiator, and a side-facing double-glazed obscure window.

## FIRST FLOOR-LANDING

A bright and spacious landing with loft access, central heating radiator, built in storage cupboard and access to four generously sized bedrooms

## BEDROOM ONE

A double size bedroom with fitted wardrobes featuring mirrored sliding doors, central heating radiator, power points, TV point, and a front-facing double-glazed window. Access to the en-suite.

## EN SUITE

A modern suite comprising a shower enclosure, wash hand basin, and low-flush WC. Features include partial tiling, vinyl flooring, heated towel radiator, extractor fan, and a front-facing double-glazed obscure window.

## BEDROOM TWO

A double size bedroom with fitted wardrobes along one wall, front-facing double-glazed window, central heating radiator, and power points.

## BEDROOM THREE

Another double size bedroom featuring a rear-facing double-glazed window, fitted wardrobes along one wall, central heating radiator, and power points.

## BEDROOM FOUR

A good size bedroom with a rear-facing double-glazed window, central heating radiator, and power points

## FAMILY BATHROOM

Partly tiled suite comprising a panelled bath, pedestal wash hand basin, and low-flush WC. Also includes an extractor



fan, central heating radiator, and a rear-facing double-glazed obscure window.

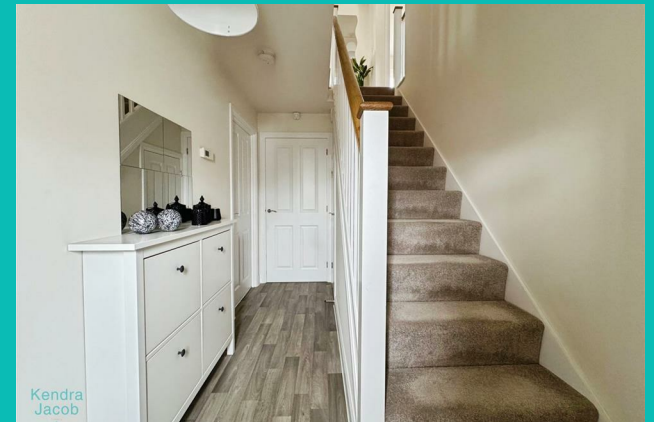
#### EXTERNAL

To the front, shared access leads to a private driveway offering off-road parking for up to four vehicles, alongside a lawned area and secure gated access to the rear. The enclosed west-facing garden is predominantly laid to lawn and complemented by an Indian stone patio, creating an ideal space for outdoor entertaining, all bordered by fencing.

#### GARAGE

With up-and-over door, and power, electric charging point and lighting.

## TRENT DRIVE, HARWORTH,





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## ADDITIONAL INFORMATION

**Local Authority** – Bassetlaw

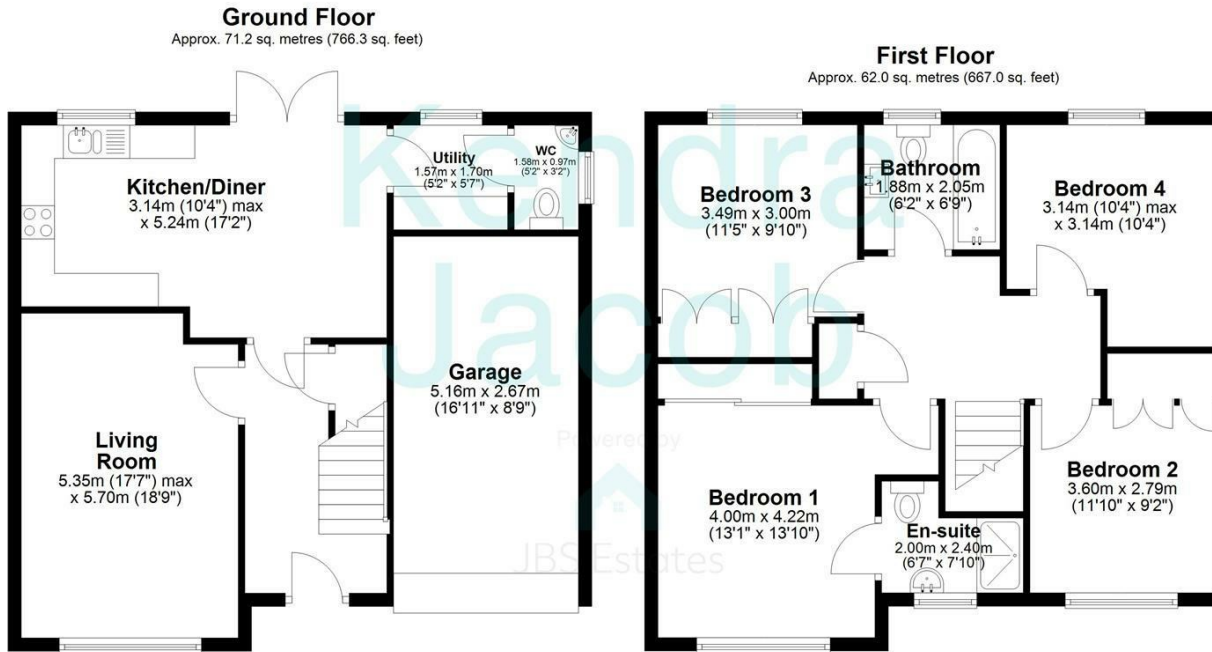
**Council Tax** – Band C

**Viewings** – By Appointment Only

**Floor Area** – 1433.20 sq ft

**Tenure** – Freehold





Total area: approx. 133.2 sq. metres (1433.2 sq. feet)

The floorplans provided are for illustrative purposes only and may not represent the exact scale, dimensions, or specifications of the property. Measurements are approximate and should not be relied upon for any legal or financial decisions. It is the responsibility of the buyer, tenant, or their representatives to verify the accuracy of the details provided herein. For exact measurements, professional advice, or any other clarifications, please consult a licensed surveyor or property expert.

Plan produced using PlanUp.



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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