



38 Forterra Way, DN11 8GE
£219,995 Offers In Region Of
Tenure Freehold

- **Stunning Views**
- **En Suite**
- **Contemporary Throughout**
- **Handy Downstairs WC**
- **Corner Plot**
- **Double Driveway**
- **Remaining New Build Warranty**
- **Landscaped Garden**

A fantastic opportunity to purchase this beautifully presented three-bedroom detached home, constructed in 2024 occupying a generous corner plot with stunning open field views, the property enjoys a peaceful position at the end of the development with no passing traffic, making it an ideal choice for families and professionals alike.

The accommodation comprises an entrance hallway, spacious living room, modern downstairs W/C, and a stylish kitchen diner with French doors opening onto the landscaped rear garden. The outdoor space has been thoughtfully improved and includes a patio seating area, lawn, and garden shed, creating the perfect environment for entertaining and family life.

To the first floor are three well-proportioned bedrooms, all capable of accommodating double beds, alongside a contemporary family bathroom. The master bedroom benefits from built-in storage space and a modern en-suite with a shower.

Further benefits include a large front garden, double-width driveway, EV charging point, EPC rating B, and tasteful decoration throughout. Ideally situated in Harworth & Bircotes, the property is within easy reach of local shops, highly regarded amenities, Bawtry town centre, and the A1(M), offering excellent connectivity for commuters. The property also benefits from approximately eight years remaining on the NHBC warranty.

In the interest of transparency, we advise that the vendor of this property is a member of staff of this company.

