



2 Park View, Worksop

S81 7FN

£300,000

For sale with NO UPWARD chain is this spacious and well presented four bedroom detached family home located in a popular area of Worksop just off Valley Road and is in the catchment area for OFSTED rated 'Outstanding' schools, Excellent transport links provide easy access to M1, walking distance to shops, bus routes and other amenities. In brief the property comprises; entrance hall, kitchen/diner with island and integrated appliances, generous size living room with French doors, utility room and shower room to the ground floor. To the first floor; four double bedrooms, en suite to the master bedroom and a perfect size four piece family bathroom suite. Outside offers a block paved driveway, detached garage, indian stone patio and a lawn garden. Only by viewing will you appreciate the size and accomodation we have on offer!

- Detached
- Social Kitchen/Diner With Integrated Appliances
- Ample Parking
- Four Double Bedrooms
- Generous Size Lounge
- Utility Room
- Three Bathrooms
- Detached Garage
- Walking Distance To Schools, Shops & Other Amenities

locating your ideal home



Entrance Hall

With a front facing composite door, tiled flooring, central heating radiator, understairs storage cupboard and stairs leading to the first floor accomodation.

Kitchen/Diner

20'05 x 14'01 (6.22m x 4.29m)

A beautiful fitted kitchen with a range of high and low level units in cream, granite worksurfaces comprising of sink and drainer, central island with power points, integrated dishwasher and fridge freezer, space for cooker, spotlights to kickboards, spotlights, tiled floor, front facing double glazed bay window, side facing double glazed window, a side facing Upvc access door leading to the side of the property. Double doors opening into the generous size living room.

Lounge

21'09 x 13'06 (6.63m x 4.11m)

A generous size living room with three double glazed French doors opening onto the garden, TV point, power points, central heating radiator. The main focal point of the room is an electric fire with a stunning marble effect surround.

Utility Room

Fitted with a range of wall and base units along with worksurfaces comprising of stainless steel sink and drainer, plumbing for washing machine, space for dryer, tiled floor, side facing entrance door and access into the ground floor shower room.

Shower Room

A three piece suite comprising of WC, wash hand basin, enclosed shower cubicle, tiled floor, spotlights, central heating radiator, side facing double glazed obscure window.

First Floor-Landing

With loft access, built in storage cupboard and a side facing double glazed window.

Bedroom One

11'02 x 13'00 (3.40m x 3.96m)

With a front facing double glazed bay window, power points, central heating radiator, built in wardrobe and access into the en suite.

En Suite

A fully tiled three piece suite comprising of a shower enclosure, wash hand vanity unit, low flush w/c, a front facing double glazed obscure window.

Bedroom Two

10'08 x 13'05 (3.25m x 4.09m)

With a rear facing double glazed window, power points, spotlights to the ceiling, central heating radiator and built in wardrobes.

Bedroom Three

10'04 x 13'03 (3.15m x 4.04m)

With a rear facing double glazed window, power points, spotlights to the ceiling, central heating radiator and built in wardrobes.

Bedroom Four

10'00 x 9'00 (3.05m x 2.74m)

With a side facing double glazed window, power points, central heating radiator, built in wardrobes and spotlights to the ceiling.

Family Bathroom

A fantastic family size suite offering a shower enclosure, bath, wash hand basin, chrome towel radiator, fully tiled, extractor fan, a side facing double glazed obscure window.

External

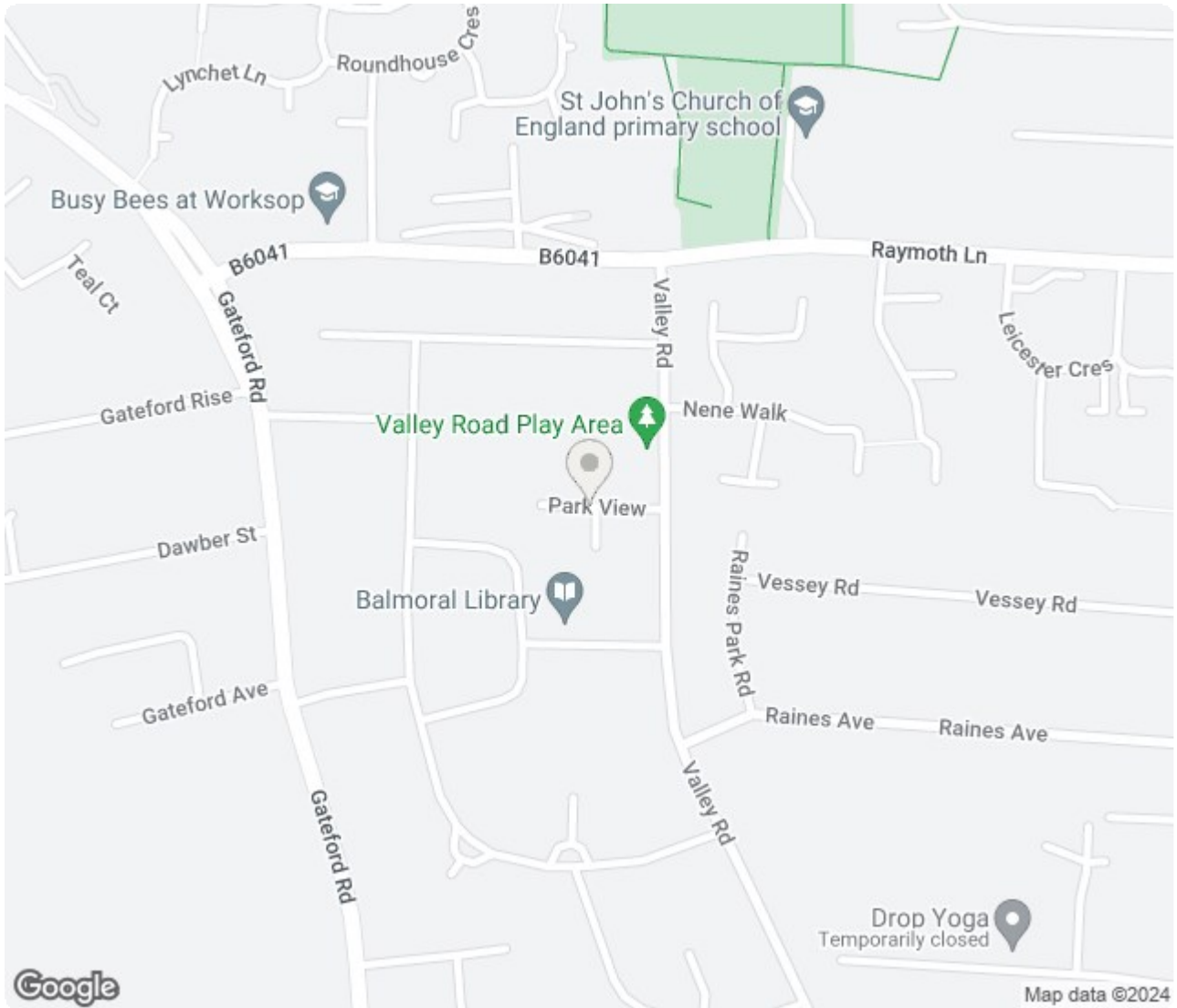
To the front of the property is a block paved driveway and detached garage. Side access leading to the rear of the property, which also offers indian sandstone patio areas and mainly laid to lawn garden.

Detached Garage

With main access door, power and light.







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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Important Notice: Prospective purchasers should note that these sales particulars have been prepared in good faith to give a fair overall view of the property and NOT as a statement of fact. Burrell's Estate Agents have not checked any services, appliances, equipment or facilities mentioned within these particulars and therefore cannot confirm them to be in working order. These sales particulars, including the description, photos and floorplans, are for guidance only and do not constitute part of an offer or contract.

You will be required to provide us with financial information in order to verify your position, before we can recommend your offer to the vendor. We will also require proof of identification in order to adhere to Money Laundering Regulations.

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