



**31 Alderson Road, Worksop
S80 1XD**

Offers over £260,000

An opportunity to purchase this magnificent, spacious EXTENDED three bedroom detached family home, that offers a very welcoming feel soon as you step through the door! Situated in a much sought after location on the popular water meadows area of Worksop. Within easy access to local amenities including shopping facilities, schools, public transport links and the A1, A57, M1/M18 Motorway network. In brief the property comprises; a welcoming entrance hall, a well proportioned lounge, open plan living area, kitchen with solid oak worktops, downstairs WC and utility room to the ground floor. To the first floor are three good size bedrooms and a three piece bathroom suite. Outside offers off road parking for 2-3 cars, garage and lawned gardens with patio areas, perfect for entertaining. This property is also positioned on a south facing plot and only with an internal inspection can you truly appreciate what this remarkable property has to offer.

- Extended Detached
- Extended Kitchen With Solid Oak Worksurfaces
- Garage
- No Upward Chain
- Three Bedrooms
- Seperate Lounge
- Downstairs WC
- Open Plan Living Area
- GUIDE PRICE £270,000-£280,000
- Uility Room

locating your ideal home



Entrance Hall

A welcoming entrance hall with a front facing Upvc door and obscure windows, oak flooring, central heating radiator, power points and stairs leading to the first floor accomodation.

Lounge

12'11 x 12'7 (3.94m x 3.84m)

A well proprtioned lounge with a front facing double glazed bow window, oak flooring, central heating radiator, TV point, power points and a beautiful wall mounted electric fire place.

Dining Area

11'1 x 21'4 (3.38m x 6.50m)

A generous size dining area with rear facing patio doors, a rear facing double glazed window, power points, central heating radiator, understairs storage cupboard, oak flooring and spotlights to the ceiling.

Extended Kitchen

15'1 x 8'11 (4.60m x 2.72m)

A beautiful fitted kitchen with range of high and low level units in cream, solid oak worktops, stainless steel sink and drainer with mixer tap, integrated dishwasher, range master cooker with stainless steel cooker hood above and extrator fan. Power points, splash back tiles, oak flooring, central heating radiator, a rear facing double glazed window and a side facing Upvc door opening onto the south facing garden.

Cloakroom

Comprising of a low flush wc, wash hand unit and ceramic tiling to the floor.

Utility Room

With a range of wall and base units in cream, roll edge worktops incorporating a stainless steel sink, plumbing for a washing machine, space for tumble dryer, power points, central heating radiator, ceramic tiling to the floor and a side facing double glazed window.

First Floor-Landing

With a side facing double glazed window, loft access.

Bedroom One

12'11 x 13'1 (3.94m x 3.99m)

With a front facng double glazed window, power points, central heating radiator

Bedroom Two

11'7 x 13'1 (3.53m x 3.99m)

With a rear facing double glazed window, power points, central heating radiator and a built in storage cupboard.

Bedroom Three

7'5 x 9'8 (2.26m x 2.95m)

With a front facing double glazed window, power points, central heating radiator.

Bathroom

A three piece suite comprising of panelled bath with shower over, pedestal sink, low flush w/c, central heating radiator, built in storage cupboard, partly tiled and a rear facing double glazed obscure window.

External

To the outside of the property is a generous size front and rear lawn gardens, patio areas, outside tap, driveway providing parking for 2-3 cars and access to the garage.

Garage

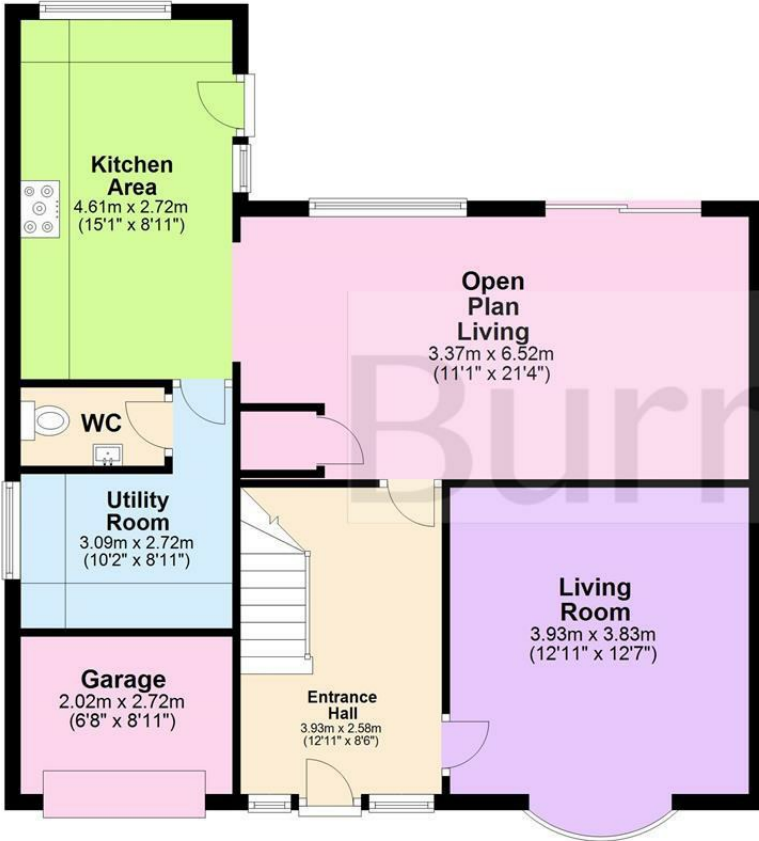
With power and light.





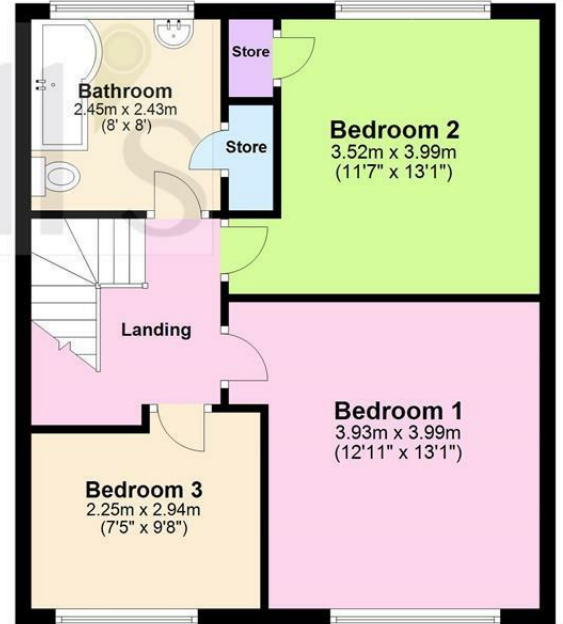
Ground Floor

Approx. 76.2 sq. metres (819.8 sq. feet)



First Floor

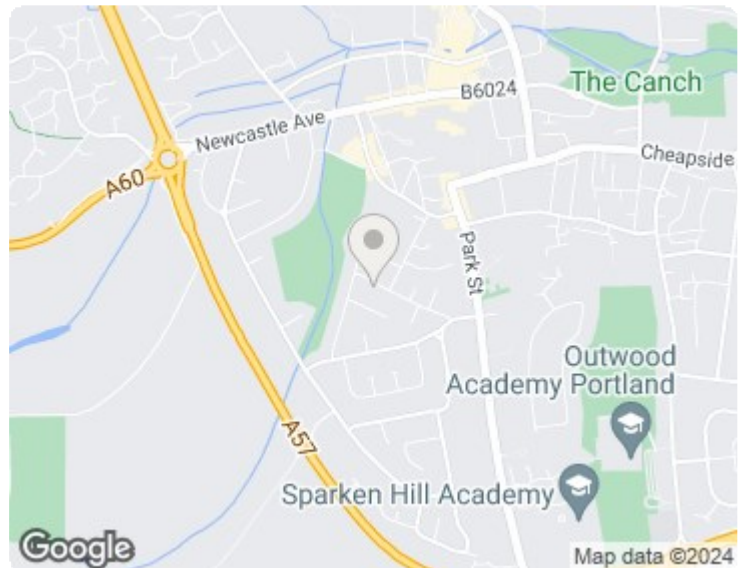
Approx. 49.2 sq. metres (529.5 sq. feet)



Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission or mis-statement.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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		69	82
	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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