



3 Belfry Rise, Worksop

S81 0FF

£310,000

For sale is this beautiful four bedroom detached family home Built by Ripon Homes, located in the popular area of Thievesdale on the edge Worksop, and close to Bassetlaw hospital, shops, walks, schools and with direct access to the A1 and M1. The property is tastefully decorated throughout and only by viewing will you appreciate the size and accomodation on offer. In brief the property comprises; entrance hall, a well proprtioned lounge, generous size kitchen/diner and downstairs WC to the ground floor. Further to the first floor is four bedrooms, en suite to the master bedroom and family bathroom suite. Outside offers double driveway, detached garage and enclosed garden with lawn and patio area which has been leveled and has gravel boards running across the back of the garden.

- Detached
- Four Good Size Bedrooms
- Two Bathrooms
- Garage
- Downstairs WC
- Tastefully Decorated Throughout

locating your ideal home



Entrance Hall

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

Lounge

16'10 x 10'4 (5.13m x 3.15m)

A well proprtioned lounge with a front facing double glazed window, rear facing french doors to the garden, central heating radiator, panelling to the walls, TV point, power points.

Kitchen/Diner

16'9 x 23'6 (5.11m x 7.16m)

Fitted with a range of wall and base units along with worksurfaces comprising of stainless steel sink and drainer, integral double oven, gas hob, extractor fan, washing machine and dishwasher, under stairs cupboard, tiled floor, two rear facing double glazed windows and side facing double glazed entrance door.

Cloakroom

Fitted with a two piece suite comprising of WC, wash hand basin, splashback tiling and central heating radiator.

First Floor-Landing

Bedroom One

13' 5" max x 11'1 (3.96m 1.52m max x 3.38m)

With a front facing double glazed window, fitted wardrobes to one side of the wall, central heating radiator, TV point and access into the en suite.

En Suite

Fitted with a three piece suite comprising of WC, wash hand basin, central heating radiator, tiled floor, front facing double glazed obscure window.

Bedroom Two

10' 6" x 9' 1" (3.05m 1.83m x 2.74m 0.30m)

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

Bedroom Three

6' 10 x 10' 2 (1.83m 3.05m x 3.05m 0.61m)

With a rear facing double glazed window and central heating radiator.

Bedroom Four

7'2 x 7'5 (2.18m x 2.26m)

With a rear facing double glazed window and central heating radiator.

Family Bathroom

Fitted with a three piece suite comprising of WC, wash hand basin, bath with shower over, chrome towel rail, tiled floor, rear facing double glazed obscure window.

External

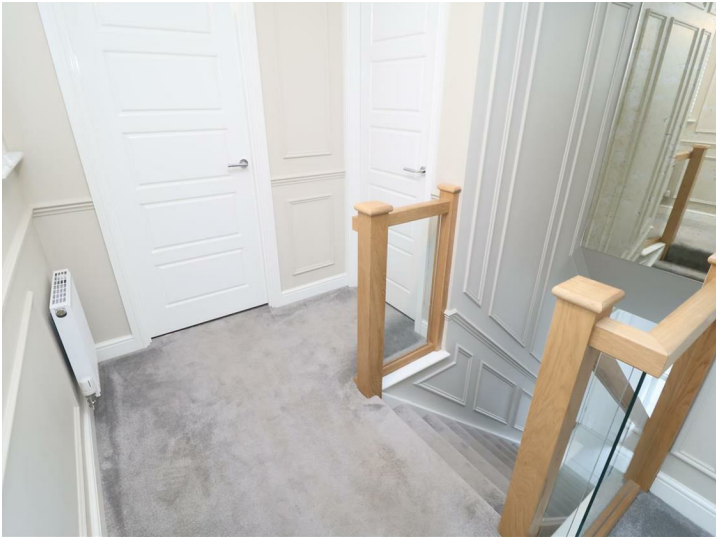
To the front of the property is a double driveway and a detached garage.

To the rear of the property is an enclosed garden with mainly laid to lawn and patio area which has been leveled and has gravel boards running across the back of the garden.

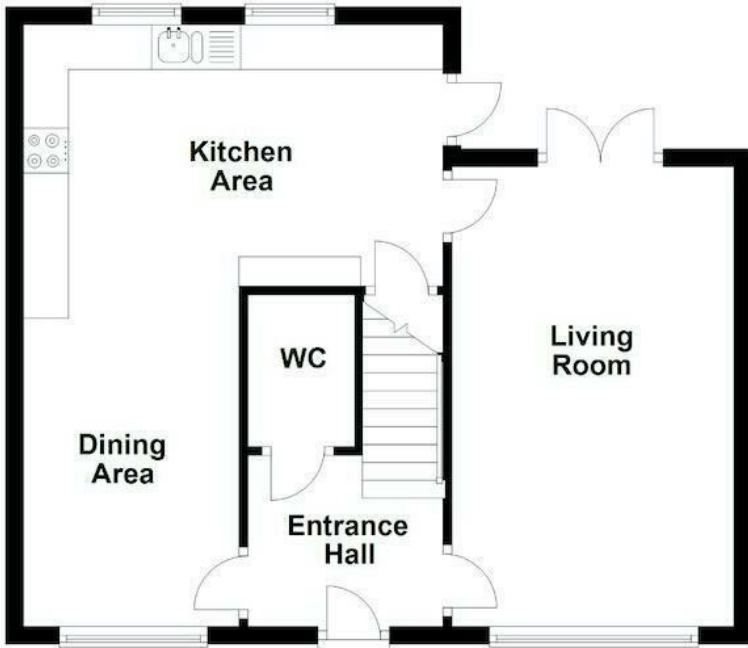
Garage

With up and over door, power and light.

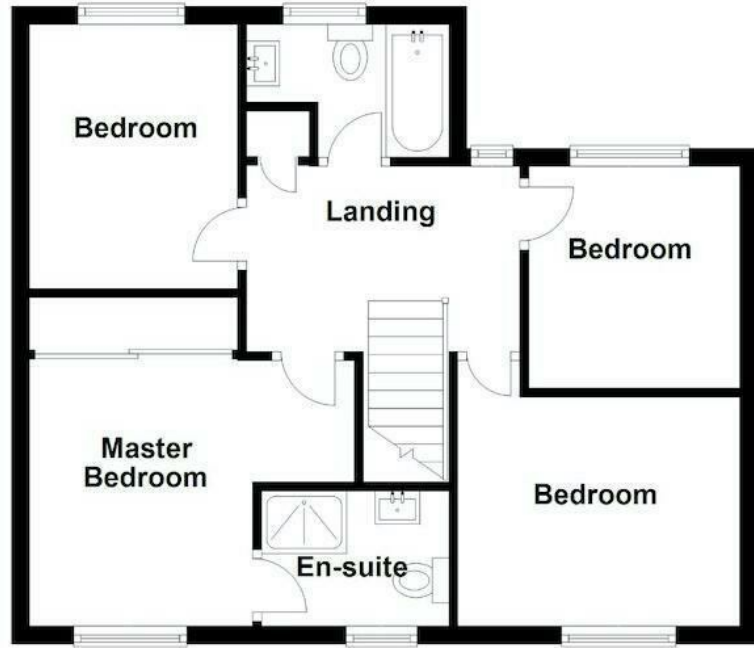




Ground Floor



First Floor



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form any part of any agreement. No liability is taken for any error, omission or misstatement.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		84	
(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 laundering 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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