



## 33 Carnoustie, Worksop Nottinghamshire S81 0DB

**Guide price £250,000**

GUIDE PRICE £250,000-£260,000

For sale is this well presented, spacious four bedroom EXTENDED detached family home sought after residential area of Larwood, Worksop. This property benefits from being positioned on cul-de-sac with high views of the Golf Course from the first floor accommodation. In brief the property comprises; entrance hall, a generous size lounge, dining area, a newly fitted kitchen, snug room to the ground floor. Further to the side of the property is annexe with a large wetroom and utility room that would be ideal for an elderly relative or a younger adult. To the first floor; three bedrooms and a three piece bathroom suite. To the outside an enclosed rear garden with lawn area and patio area with a summer house and further to the front of the property is an attractive gated driveway with indian stone patio area. EARLY VIEWING IS ADVISED TO APPRECIATE THE SIZE AND COMPOSITION OF THE PROPERTY ON OFFER!

- EXTENDED Detached
- Wet Room To The Ground Floor
- Enclosed Garden
- Four Bedrooms
- Views To The Front Of The Property
- Summer House
- Snug Room
- Utility Room
- Guide Price £250,000-£260,000

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## Ground Floor

### Entrance Hall

With a front facing entrance door, dado rail, stairs leading to the first floor accommodation with understairs storage cupboard, wall mounted radiator and tiled flooring.

### Lounge/Dining Room

14'0" x 11'8" (4.27 x 3.58)

A generous size lounge and dining room with a front facing double glazed window, panelling to the walls, dado rail, coal effect gas fire with marble hearth and back decorative surround, TV point, power points, wall mounted radiator, rear facing double glazed patio doors leading onto the garden.

### Kitchen

16'2" x 9'1" (4.93 x 2.79)

A newly fitted kitchen with a range of wall and base units, roll edge work surfaces incorporating stainless steel sink and drainer, integrated electric hob, double oven and grill, integrated microwave, power points, tiled flooring, wall mounted radiator, a rear and side facing double glazed window and a rear facing entrance door giving access to a beautiful garden.

### Snug Room

17'1" x 6'5" (5.23 x 1.98)

This room is currently used as another reception room and benefits from a front facing double glazed window, wall mounted radiator, tiled flooring, built in storage cupboard.

## First Floor

### Landing

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

### Bathroom

A three piece bathroom suite in white comprising of a panelled bath with shower over, low flush w/c, pedestal sink, wall mounted radiator and a rear facing obscure window.

### Bedroom One

11'6" doorway x 12'9" recess (3.53m doorway x 3.89m recess )

With a front facing double glazed window with views of the golf course, a wall mounted radiator, power points.

### Bedroom Two

With a rear facing double glazed window, power points, wall mounted radiator.

### Bedroom Three

8'0" doorway x 7'6" (2.46m doorway x 2.31m)

With a front facing double glazed window, power points, wall mounted radiator.

### Annexe

### Bedroom Four

With a front facing double glazed window, a front facing Upvc entrance door, power points, central heating radiator and spotlights to the ceiling.

### Wet Room

A walk-in shower room with wash hand basin, low flush w/c, chrome towel radiator and a Upvc entrance door giving access onto the garden.

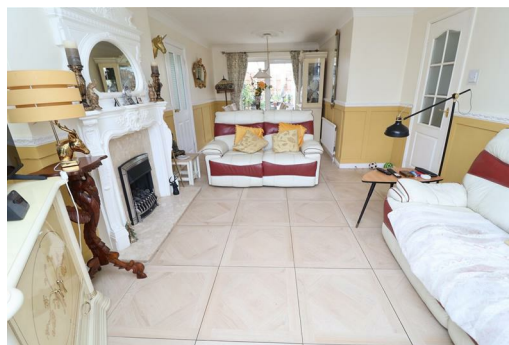
### Utility Room

With plumbing for a washing machine, central heating system.

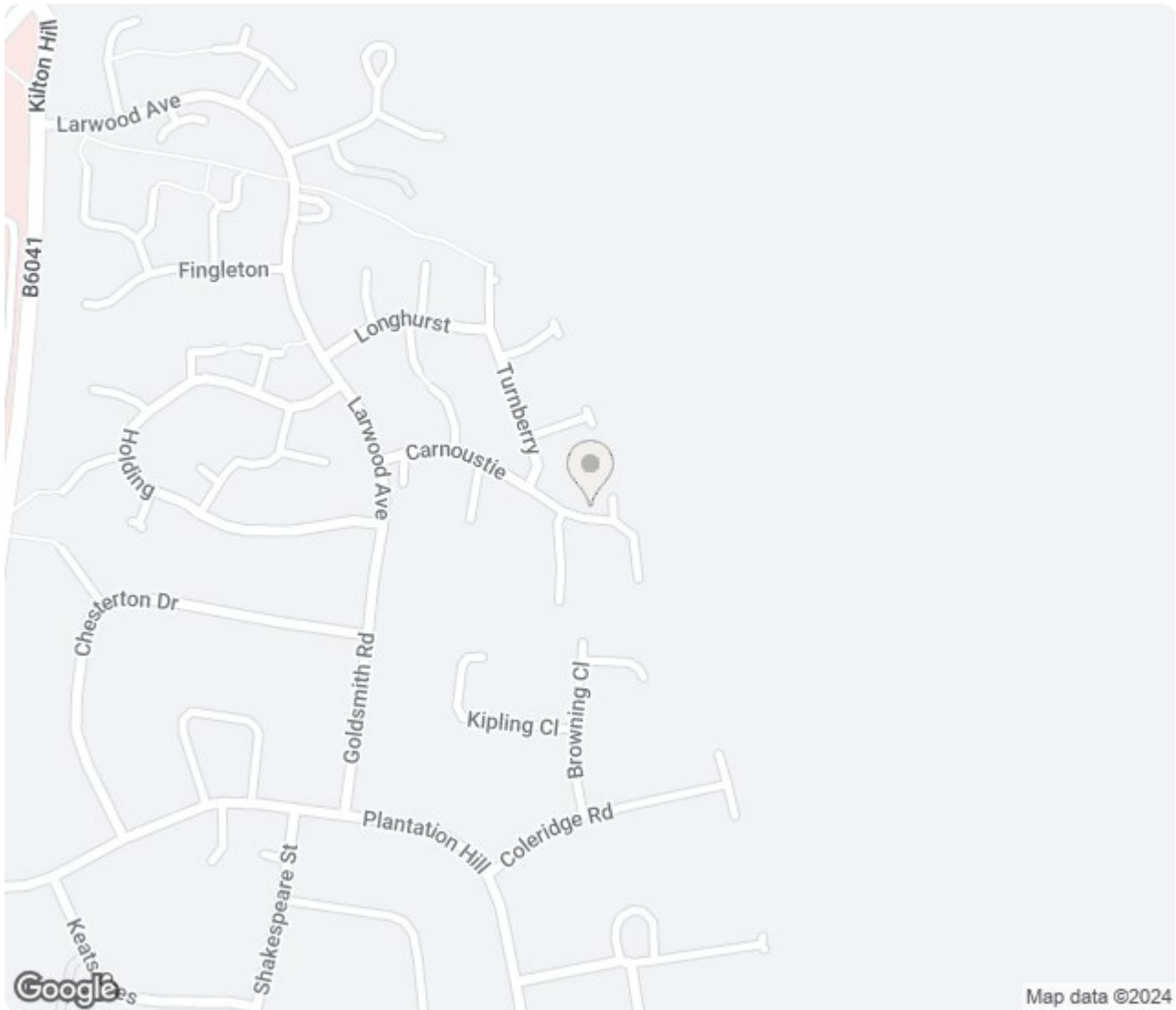
### Exterior

To the front of the property is a gated entrance with patio area, lawn area, brick wall surround to the front and to the side is a side gated access leading to the rear garden.

To the rear of the property is an enclosed garden with a mainly lawn area, sleepers filled with beautiful plants, fencing surround, patio area, pond and summer house.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<div style="text-align: center;"> <span style="font-size: 2em; font-weight: bold;">83</span> </div>
(81-91) <b>B</b>			
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(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 environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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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