



**16 Mitchell Close, Worksop  
S81 7NS**

**Guide price £300,000**

\*\*\* GUIDE PRICE £300,000 - £320,000 \*\*\*

This is a fantastic opportunity to purchase an executive family home, situated in a desirable cul-de-sac location and benefiting from four bedrooms (one with en-suite), two reception rooms and a family/dining kitchen. The accommodation comprises hallway, downstairs W.C., lounge, dining room, kitchen with dining/family area, utility room, four bedrooms, one en-suite and family bathroom. Outside, the property benefits from a detached double garage with double-width driveway, providing ample off-road parking. To the rear is a good-sized garden, ideal for the growing family. Early viewing is strongly advised to appreciate both the location and accommodation on offer.

- Detached Family Home
- Desirable Cul-de-sac Location
- Viewing strongly recommended
- Four Bedrooms & En-Suite
- Detached double garage and double-width driveway
- Two Reception Rooms & Dining/Family Kitchen
- Well presented throughout

locating your ideal home



### Entrance Hall

Front door to the entrance hallway. Stairs to the first floor. Radiator.

### Downstairs W.C.

Fitted with an attractive suite, comprising low level W.C. and wash hand basin. Half height wall tiling. Tiled floor. Heated towel rail.

### Lounge

18'9 into bay x 10'9 (5.72m into bay x 3.28m)

Living flame gas fire, with stone-effect hearth and surround. Upvc double glazed bay window to the front. Radiator. Coving. Double doors to the:

### Dining Room

12' max x 10'10 (3.66m max x 3.30m)

Upvc double glazed french doors to the rear garden. Two upvc double glazed windows to the rear. Radiator. Coving.

### Kitchen with Family Room

24'1 x 8'4 (7.34m x 2.54m)

Fitted with a range of base and eye level units. Worktop with splash-back. Gas hob, electric oven and extractor fan. One and a half bowl sink unit with mixer tap. Upvc double glazed window to the front and rear. Tiled floor. Spotlights. Coving. Family area at the front of the room, currently used as a Snug area, but could also be a dining section to the kitchen.

### Utility Room

5'11 x 5'6 (1.80m x 1.68m)

Fitted with a range of units. Worktop with splash-back. Plumbing for Washing Machine. Upvc double glazed window to the rear. Door to the rear. Radiator. Tiled floor.

### Landing

Loft access.

### Master Bedroom

15'9 x 10'10 (4.80m x 3.30m)

A range of fitted wardrobes. Two upvc double glazed windows to the front. Radiator.

### En Suite

Shower cubicle. Low level W.C. Pedestal wash hand basin. Half height tiling to the walls. Upvc double glazed window to the front. Radiator.

### Bedroom 2

11'3 x 8'4 (3.43m x 2.54m)

Fitted wardrobe. Upvc double glazed window to the rear. Radiator.

### Bedroom 3

10'5 plus wardrobe x 8'5 (3.18m plus wardrobe x 2.57m)

Fitted wardrobes. Upvc double glazed window to the front. Radiator.

### Bedroom 4

9'6 x 8'11 (2.90m x 2.72m)

Upvc double glazed window to the rear. Radiator.

### Bathroom

Panelled bath with mixer shower over. Low level W.C. pedestal wash hand basin. Upvc double glazed window to the rear. Radiator.

### Front Garden

Low maintenance artificial grass sections to the front. Double width block-paved driveway, leading to a detached double garage - with electric roller door and power connected.

### Rear Garden

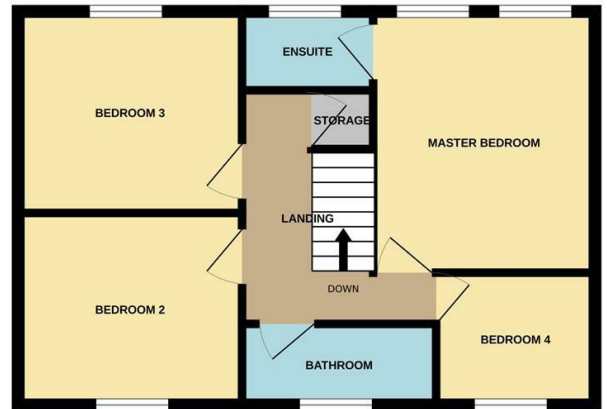
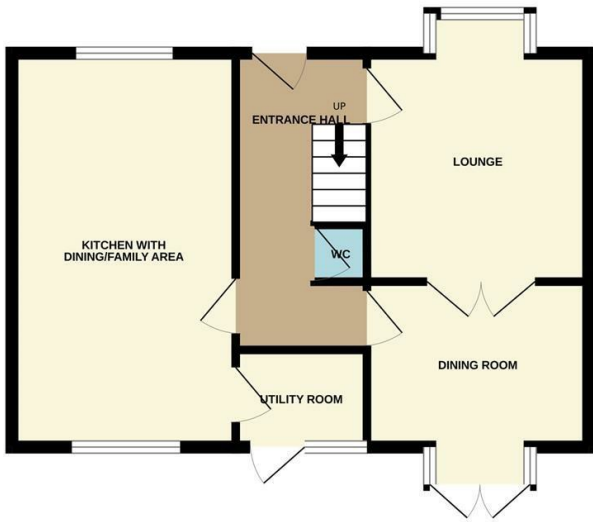
A generously-sized and enclosed rear garden. Paved patio. Lawn and shrubs/plants. Wooden decking area. Fencing to the boundaries. Outside tap.





GROUND FLOOR

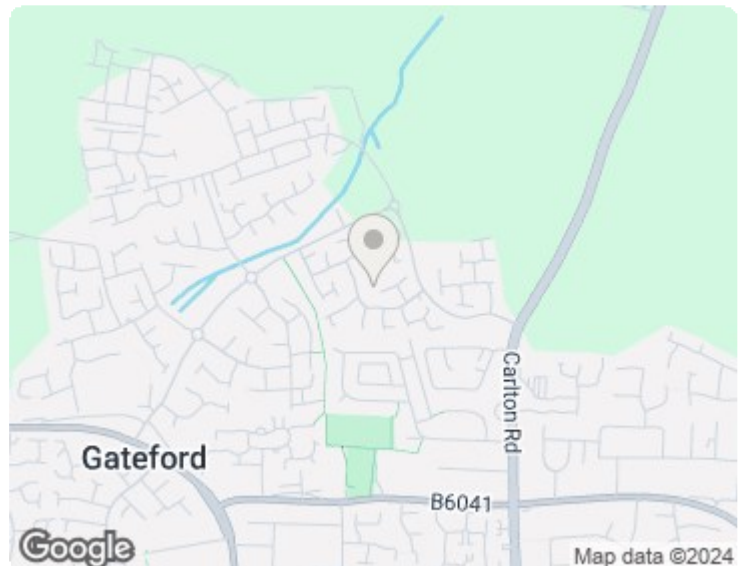
1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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 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		



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