



**4 Pitfield Drive, Costhorpe, Worksop
Nottinghamshire S81 9GT**

Guide price £210,000

GUIDE PRICE £210,000 - £220,000

Well presented three bedroom semi detached property, within a popular estate in Costhorpe. Built by Keep Moat, in brief the property consists of: Entrance hall, giving access to the stairs, door that leads through to the kitchen/diner, downstairs w/c through to the lounge with french doors leading onto the rear garden. To the first floor are three bedrooms, master bedroom has an en-suite and finally a family bathroom. Outside there is a rear garden with gated access to the side, driveway to the front of the front of the property. This is still under the NHBC warranty giving you peace of mind, comes with no onward chain.

- Semi Detached House
- Three Bedrooms
- Master Bedroom with Ensuite
- Downstairs W/C
- No Onward Chain
- Built in 2022

locating your ideal home



Entrance Hall

Composite front door leading through to the entrance hall giving access to the stair, door leading through to the kitchen.

Kitchen/diner

11'7 x 15'4 (3.53m x 4.67m)

Stylish matching wall and base units, wood effect laminate worktop, fitted fridge/freezer, dishwasher, washing machine, ceramic hob and extractor hood, electric fan oven, vinyl flooring.

Downstair w/c

Obscure Upvc window to the side elevation, low flush w/c, pedestal sink, vinyl flooring.

Living Room

11'8 x 14'8 (3.56m x 4.47m)

Upvc french doors leading onto the rear garden, gas central heating radiator.

First Floor

Master Bedroom

11'11 x 11'1 (3.63m x 3.38m)

Upvc window to the front elevation, fitted wardrobes, gas central heating radiator access through to the ensuite.

Ensuite

4'10 x 8'1 (1.47m x 2.46m)

Obscure window to the front elevation, three piece bathroom suite which consists of enclosed shower. pedestal sink, low flush w/c, vinyl flooring.

Bedroom Two

10'6 x 8'6 (3.20m x 2.59m)

Upvc window to the rear elevation, gas central heating radiator.

Bedroom Three

5'11 x 6' (1.80m x 1.83m)

Upvc window to the rear elevation, gas central heating radiator.

Family Bathroom

5'5 x 8'5 (1.65m x 2.57m)

Obscure window to the side elevation, three piece bathroom suite which consists of bath with shower over and screen, pedestal sink and low flush w/c, vinyl flooring.

Outside

Rear Garden

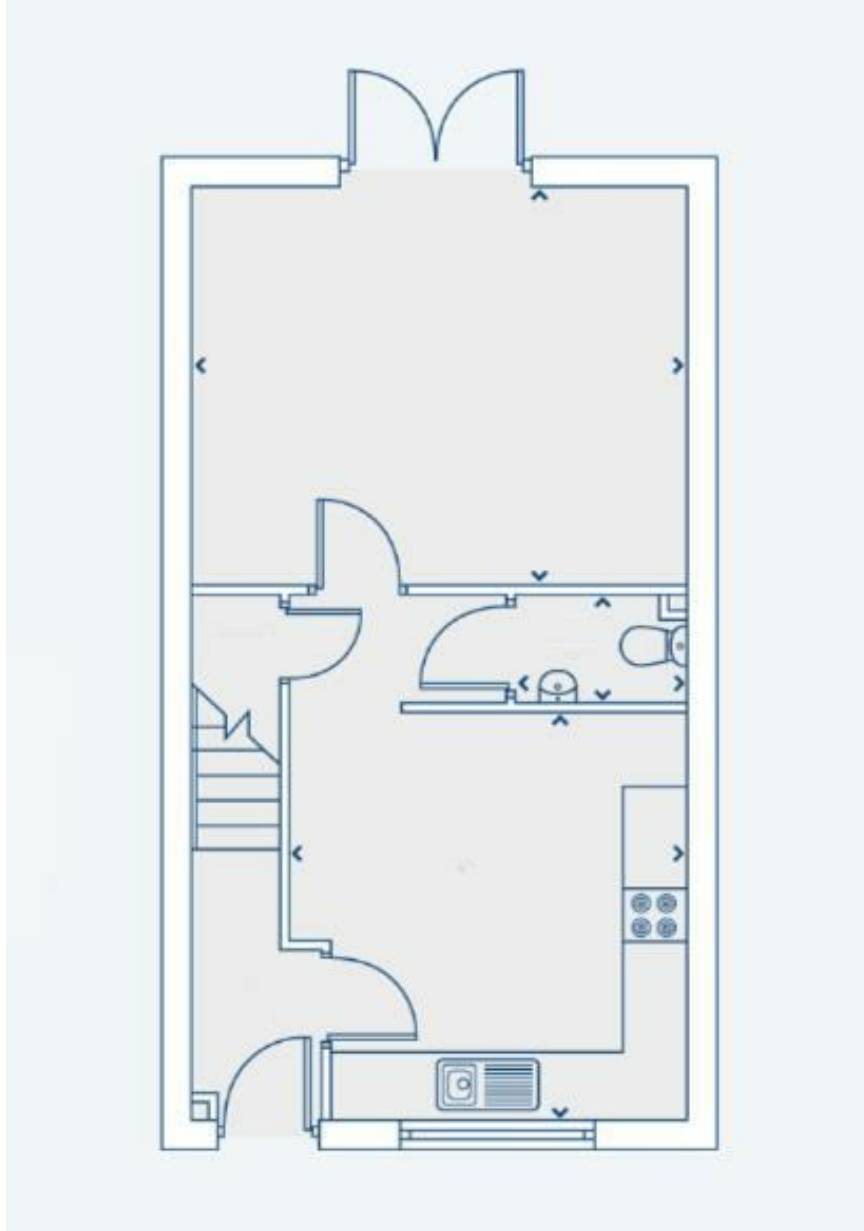
Enclosed rear garden, mainly laid to lawn gated side access leading to the driveway at the side of the property.

Front Elevation

To the front there is a lawned area with some shrubbery, path leading to the front door and a driveway that fits multiple cars.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		83	
(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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