



5 Wavell Close, Worksop S81 7RL

Guide price £290,000

Guide price £290,000 - £300,000

Burrells are delighted to bring to market this four bedroom detached family home within the popular estate Gateford. Benefitting with two reception rooms, in brief the property consists of; entrance hall, dining room, downstairs w/c, lounge, kitchen, access to the integral garage. To the first floor are four bedrooms, three of the bedrooms have fitted wardrobes, master bedroom has an en-suite, family bathroom. Outside is a multi level garden with various patio areas, it has the benefit of having electric and lighting. The current owner uses the lower level as a private hot tub area, access to the front can be gained via a side gate. The front has parking for two cars, giving access to the garage which has an up and over door. This impressive property occupies an enviable cul-de-sac position within this highly sort after residential development in Gateford and benefits from easy access to local amenities including shopping facilities, local schools, public transport links, A1/A57 and the M1 motorway network.

- Detached House
- En-Suite To Master Bedroom
- Integral Garage
- Four Bedrooms
- Cul De Sac Location
- No Onward Chain
- Two Reception Rooms
- Viewings Advised

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Entrance

Entrance Hall

Upvc front door leading to the entrance hall, decorative shelving with lighting, giving access to the; dining room, downstairs w/c, lounge, kitchen, integral garage and stairs to the first floor.

Dining Room

10'9" x 8'6" (3.3 x 2.6)

Two Upvc windows to the front elevation, gas central heating radiator.

Downstairs W/C

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

Lounge

12'5" x 16'0" (3.8 x 4.9)

Upvc bay window to the rear elevation with french doors that lead into the rear garden, gas central heating radiator, coving to ceiling.

Kitchen

9'2" x 13'9" (2.8 x 4.2)

Gloss wall and base units, granite worktop, fitted double oven, warming tray, fitted microwave, induction hob and extractor hood, integrated fridge/freezer, dishwasher and island, tiled flooring and spotlights to ceiling.

First Floor

Master Bedroom

14'5" x 10'2" (4.4 x 3.1)

Two Upvc window to the front elevation, fitted wardrobes, gas central heating radiator.

Ensuite

7'2" x 6'2" (2.2 x 1.9)

Three piece shower room which consists of; wetroom shower with waterfall shower feature, vanity sink with shelves, low flush w/c, tiled flooring, spotlights to ceiling.

Bedroom Two

7'6" x 10'9" (2.3 x 3.3)

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

Bedroom Three

7'6" x 10'9" (2.3 x 3.3)

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

Bedroom Four

5'10" x 7'6" (1.8 x 2.3)

Upvc window to the rear elevation, gas central heating radiator

Family Bathroom

8'6" x 4'11" (2.6 x 1.5)

Three piece bathroom suite which consists of; enclosed bath with shower over bath, glass shower screen, vanity sink with storage, low flush w/c, tiled flooring, spotlights to the ceiling.

Outside

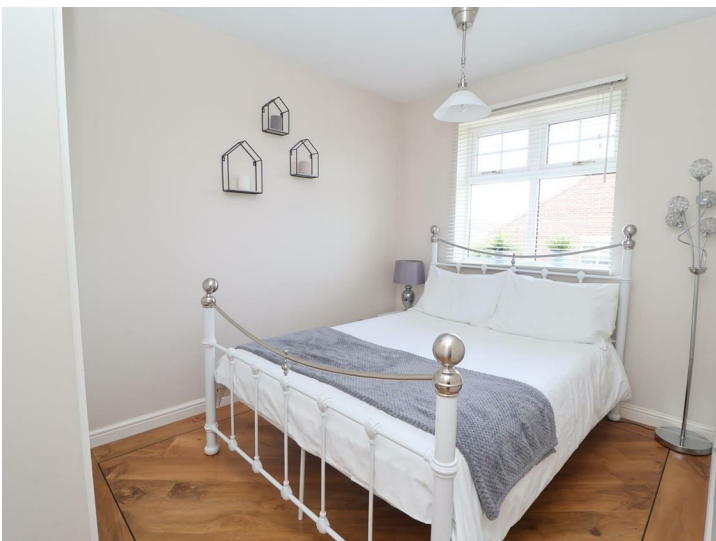
Rear Garden

Multi level rear garden which has Indian stone patio area, steps down to a further decking area, steps down to another area which is currently housing hot tub, garden has electrics and lights. Side access to the front via a gate.

Front Elevation

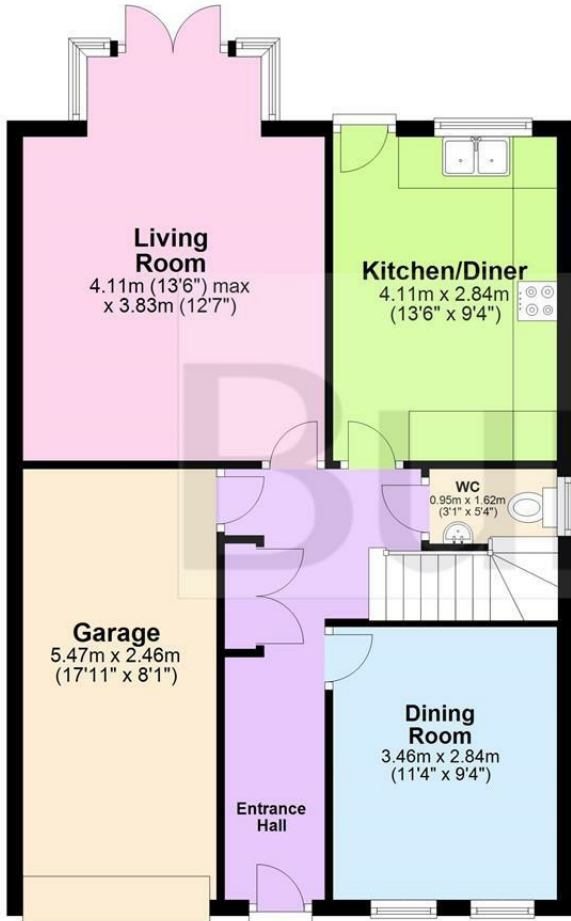
Driveway in front of the property which has parking for two cars, path leading to the front door, access to the garage which has an up and over door. Garage has electric and lighting.





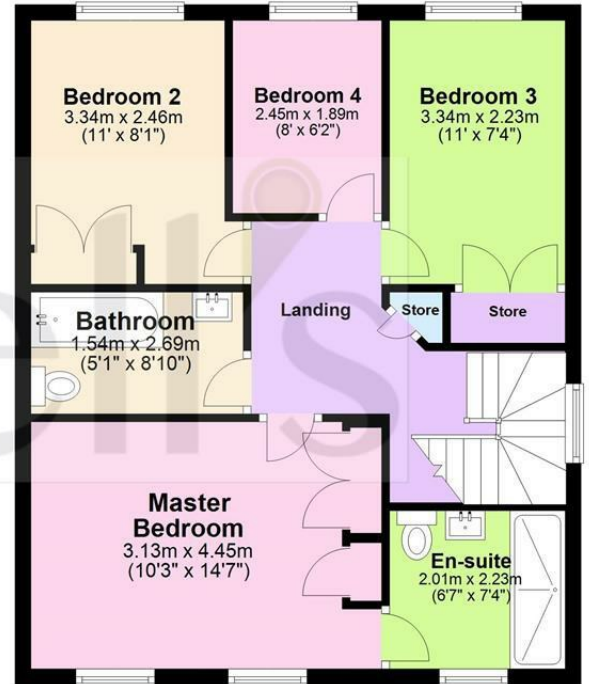
Ground Floor

Approx. 67.8 sq. metres (729.6 sq. feet)



First Floor

Approx. 55.7 sq. metres (599.3 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	84
(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	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	84
(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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