



## 12 Peak Hill Close, Worksop S81 7QY

**Guide price £330,000**

Guide Price: £330,000 - £340,000

Welcome to Peak Hill Close, Worksop - a stunning property that exudes elegance and charm. This detached house boasts 2 reception rooms, 4 bedrooms, and 2 bathrooms, providing ample space for comfortable living.

Situated on a corner plot, this home offers a sense of privacy and tranquillity. The landscaped garden is a true gem, featuring a pergola that adds a touch of sophistication to the outdoor space. Imagine enjoying your morning coffee surrounded by the beauty of nature. The porcelain tiles outside and decking area further enhance the appeal of the garden, creating the perfect setting for outdoor gatherings or simply unwinding after a long day.

Whether you're looking for a peaceful retreat or a place to entertain friends and family, this property has it all. Don't miss the opportunity to make this house your home and experience the joys of luxurious living in Worksop.

- Detached Property
- Corner Plot
- Cul De Sac Location
- Four Bedrooms
- Separate Study
- Double Detached Garage
- Exquisite Landscaped Garden

locating your ideal home



## Ground Floor

### Entrance Hall

Upvc front door leading into the entrance hall giving access to the lounge, study, downstairs w/c, kitchen, stairs to the first floor

### Lounge

14'5" x 11'1" (4.4 x 3.4)

Upvc bay window to the front elevation, modern fire surround with gas fire, double doors though to the dining room, carpets to floor.

### Study

6'10" x 6'10" (2.1 x 2.1)

Upvc window to the front elevation, gas central heating radiator, tiled flooring.

### Downstairs w/c

Obscure window to the side elevation, low flush w/c pedestal sink, chrome towel radiator, tiled floor.

### Kitchen

13'5" x 8'10" (4.1 x 2.7)

Cream gloss matching wall and base units, wood effect laminate worktop, induction hob, stainless steel extractor hood above, double fitted fan oven, stainless steel sink with a stainless steel flexible spray tap. Spotlight to ceiling, tiled flooring, Upvc window to the rear elevation, Upvc door that leads onto the rear garden.

### Dining Room

10'5" x 8'10" (3.2 x 2.7)

Upvc sliding french door onto the rear garden, gas central heating radiator

## First Floor

### Master Bedroom

9'6" x 11'1" (2.9 x 3.4)

Upvc window to the front elevation, full length fitted wardrobes which has various hanging rails, shelves and draws, space for tv. Gas central heating radiator, spotlights to ceiling.

### En-Suite

3'3" x 4'11" (1 x 1.5)

Obscure window to the side elevation, three piece en-suite which consists of enclosed shower, built in vanity sink and a low flush w/c, spotlights to ceiling, tiled flooring.

### Bedroom Two

8'6" x 9'10" (2.6 x 3)

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

### Bedroom Three

8'6" x 10'5" (2.6 x 3.2)

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

### Bedroom Four

8'2" x 8'6" (2.5 x 2.6)

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

### Family Bathroom

Obscure window to the rear elevation, three piece bathroom suite which consists of fully enclosed bath with shower over, glass shower screen, enclosed vanity sink and toilet, chrome towel rail, tiled flooring, spotlights to ceiling.

## Outside

### Rear Garden

To the rear, is this fabulous landscaped garden, as you walk out the back door, it is mainly laid to lawn with a porcelain patio area to the right, catching the morning sun and various flowering borders with a green house.

To the side is an extensive entertainment area mainly porcelain tiles, a stylish decking area with a pergola currently housing the hot tub underneath and following on is another seating area which catches the evening sun, along this area are various plantings and a beautiful herb garden. Access to the front can be gained by a side gate.

### Front Elevation

Driveway has parking for multiple cars, leading to the double garage which has power and lighting, gardens to the front of the property is mainly laid with flowering borders, path leading to the front door.

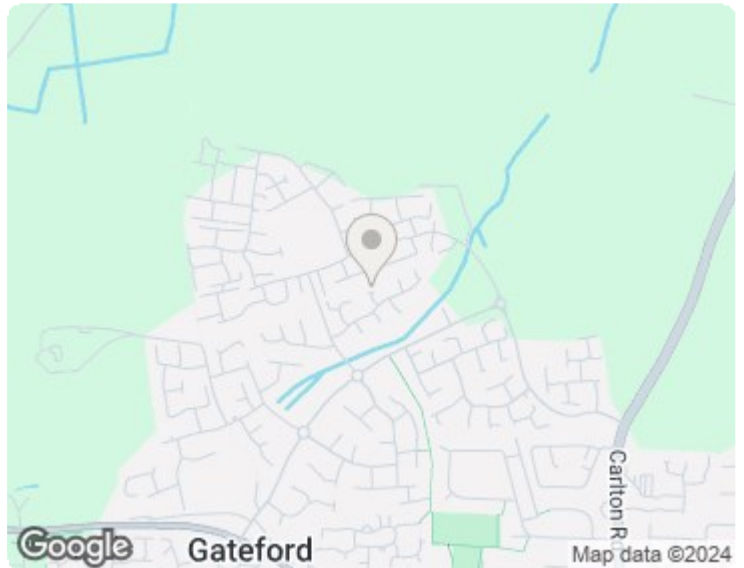


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - 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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