



## 11 Bramling Cross Mews, Worksop S81 7TF

**Guide price £340,000**

GUIDE PRICE - £340,000 - £350,000  
PRICED TO SELL !!

Welcome to Bramling Cross Mews in Worksop! This stunning detached house boasts 4 bedrooms and 3 bathrooms. Situated in a peaceful neighbourhood, this property provides the perfect blend of tranquillity and convenience.

As you step inside, you'll be greeted by a spacious living area, perfect for relaxing with loved ones. The modern kitchen is a chef's dream, equipped with top-of-the-line appliances and plenty of storage space. The bedrooms are generously sized, providing a comfortable retreat at the end of the day.

One of the highlights of this property is the beautiful garden, ideal for hosting summer barbecues or simply enjoying a cup of tea in the morning. The detached nature of the house offers privacy and a sense of exclusivity that is hard to come by.

Located in Worksop, you'll have easy access to local amenities, schools, and transport links, making it a convenient location for families and professionals alike. Don't miss out on the opportunity to make this house your home - schedule a viewing today and experience the charm of Bramling Cross Mews for yourself!

- Detached House
- Utility Room
- High Spec Upgrades
- Four Double Bedrooms
- Integral Garage
- Private Rear Garden
- Open Plan Kitchen/Diner
- Air Con To Master Bedroom
- Still Under Warranty

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## Ground Floor

### Entrance Hall

Inviting composite front door leading into the entrance hall, giving access to the lounge, integral garage, downstairs w/c, useful storage cupboard, kitchen, access to the first floor via stairs.

### Lounge

20'2 x 9'8 (6.15m x 2.95m)

Upvc bay window to the front elevation adding an abundance of light, this generous sized lounge is perfect to relax in an evening.

### Downstairs W/C

Low flush w/c with pedestal sink.

### Integral Garage

15'2 x 8'2 (4.62m x 2.49m)

With power and lighting.

### Open Plan Kitchen/Dining Room

26'5 x 9'8 (8.05m x 2.95m)

A modern fitted kitchen with a range of high and low level units in cream with wood effect worksurfaces incorporating a stainless steel sink and drainer with waste disposal unit, integrated five ring gas hob, double electric oven, integrated dishwasher, integrated fridge and freezer, rear facing double glazed window and a rear facing French doors opening onto the rear garden.

### Utility Room

Range of wall and base units, space and plumbing for washing machine, Upvc door leading onto the rear elevation.

## First Floor

### Master Bedroom

17'1 x 11'2 (5.21m x 3.40m)

Upvc window onto the front elevation, fitted wardrobes, wall mounted air-conditioning unit, gas central heating radiator.

### Ensuite

Obscure window to the front elevation, fully tiled three piece suite which consists of enclosed shower cubicle with rain fall shower, enclosed vanity suite with pedestal sink, low flush w/c.

### Bedroom Two

13'8 x 8'8 (4.17m x 2.64m)

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

### Bedroom Three

10'6 x 10'5 (3.20m x 3.18m)

Upvc window to the rear elevation, gas central heating radiator

### Bedroom Four

12'6 x 8'8 (3.81m x 2.64m)

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

### Family Bathroom

Fully tiled, four piece bathroom suite which consists of enclosed bath, enclosed shower with rainfall shower feature, pedestal sink and low flush w/c, chrome towel rail.

## Outside

### Rear Garden

This is a very private rear garden, patio area perfect for entertaining, mainly laid to lawn, benefitting from outside tap and mains power. Access to the front via a side gate.

### Front Elevation

To the front is a driveway that fits two cars, to the right is a garden which is mainly laid to lawn with various shrubbery.





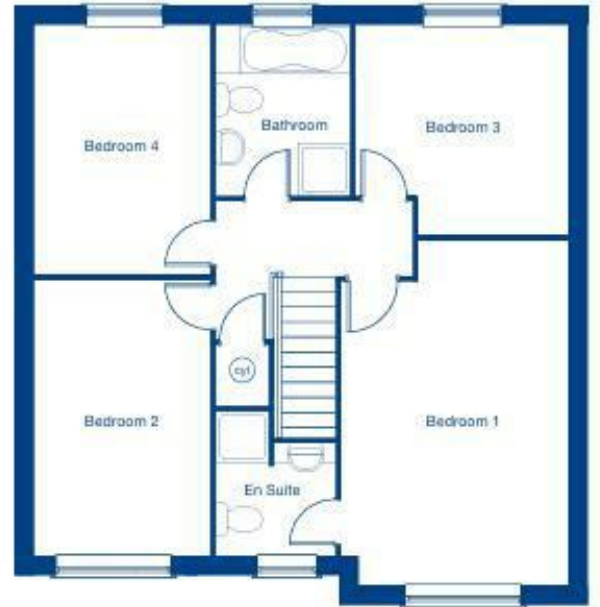
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**Ground Floor**

Living Room	6.15m x 3.34m	20'2" x 10'11"
Kitchen/Family/Dining	8.05m x 2.94m	26'5" x 9'8"
Garage	4.63m x 2.49m	15'2" x 8'2"

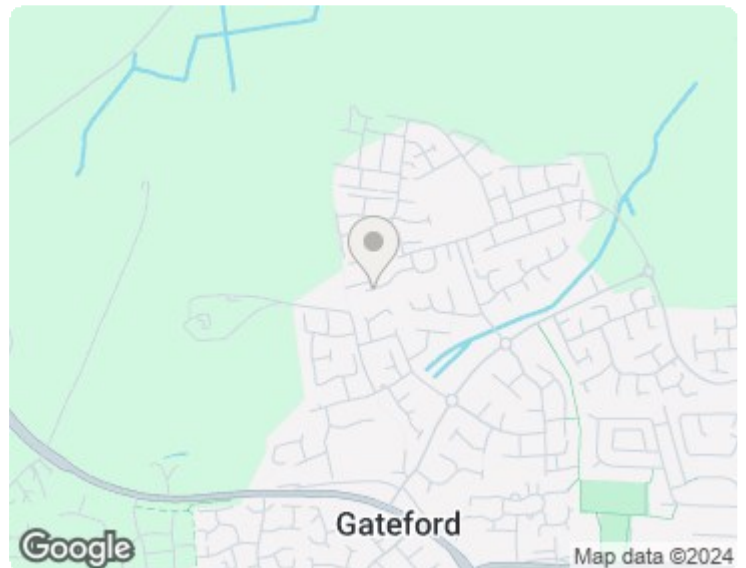


**First Floor**

Bedroom 1	5.21m x 3.41m	17'1" x 11'2"
Bedroom 2	4.16m x 2.64m	13'8" x 8'8"
Bedroom 3	3.21m x 3.19m	10'6" x 10'5"
Bedroom 4	3.80m x 2.64m	12'6" x 8'8"

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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		84	94
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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> 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.

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