



**23 Kensington Way, Worksop
S81 7SY**

Price guide £240,000

Guide Price £240,000 - £250,000

Welcome to Kensington Way, Worksop - a charming location for this stunning detached house with 3 bedrooms and 3 bathrooms. This property offers the perfect blend of comfort and style, making it an ideal choice for those seeking a new home.

In brief the property consists of; entrance hall, giving access to the lounge, kitchen, downstairs w/c. To the first floor are three bedrooms master bedroom has ensuite and a family bathroom. Outside is a private rear garden and a detached single garage with parking.

Located in Worksop, this property benefits from a peaceful neighbourhood while still being close to local amenities, schools, and transport links. Whether you enjoy a leisurely stroll in the park or prefer shopping in the town centre, this location has something for everyone.

Don't miss out on the opportunity to make this beautiful house your new home. Contact us today to arrange a viewing and experience the charm of Kensington Way for yourself.

- Detached House
- Downstairs W/C
- Detached Single Garage
- Three Bedrooms
- Popular Residential Estate
- Ensuite to Master Bedroom
- Private Rear Garden

locating your ideal home



Ground Floor

Entrance Hall

Composite front door giving access to the inviting entrance hall, giving access to the kitchen, lounge and downstairs w/c.

Lounge

10'2" x 18'4" (3.1 x 5.6)

Dual aspect lounge with electric fire place, wall mounted gas central heating radiator, french door leading onto the rear garden.

Kitchen

8'10" x 18'4" (2.7 x 5.6)

Beautifully equipped kitchen with matching wall and base units, laminate roll worktop, stainless sink and drainer, gas hob, oven and extractor hood, integrated washing machine, dishwasher, space for fridge freezer, under storage lighting, tiled splashback, Upvc french doors leading onto the rear garden, tiled flooring.

Downstairs W/C

3'7" x 5'10" (1.1 x 1.8)

Obscure Upvc window to the rear elevation, pedestal sink and low flush w/c.

First Floor

Master Bedroom

15'5" x 10'5" (4.7 x 3.2)

Upvc window to the rear elevation, fitted wardrobes with hanging space and shelving, wall mounted gas central heating radiator access to the ensuite;

Ensuite

4'7" x 5'10" (1.4 x 1.8)

Obscure Upvc window to the rear elevation three piece shower room, enclosed shower, pedestal sink and low flush w/c.

Bedroom Two

9'6" x 8'10" (2.9 x 2.7)

Upvc window to the front elevation, fitted wardrobes with shelving and hanging space.

Bedroom Three

6'2" x 8'10" (1.9 x 2.7)

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

Family Bathroom

7'6" x 6'2" (2.3 x 1.9)

Upvc obscure window to the rear elevation, three piece bathroom suite which consists of enclosed bath with shower over with glass shower screen, pedestal sink with low flush w/c, vinyl flooring.

Outside

Detached Garage

Detached single garage with lighting and electric, driveway.

Rear Garden

Fully enclosed rear garden with various paved seating areas, laid to lawn with various plants and shrubbery, access to the front can be gained via side gate.

Front Elevation

Decorative wall surrounding the parameter of the property, gate through, path leading to the inviting front door.







Ground Floor



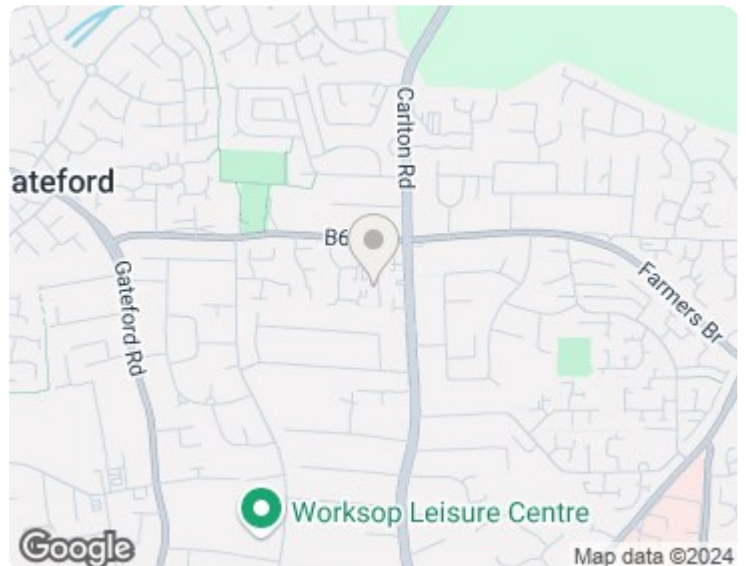
First Floor



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			
(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		75	87
	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 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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