



81 Dunstan Crescent, Worksop S80 1AG

Offers in the region of £395,000

Nestled in the desirable area of Dunstan Crescent, Worksop, this impressive detached house offers a perfect blend of space, comfort, and modern living. Boasting five generously sized bedrooms, this property is ideal for families seeking room to grow or those who enjoy hosting guests. The two well-appointed bathrooms ensure that morning routines run smoothly, providing convenience for all.

As you enter the home, you will appreciate the thoughtful layout, which includes a downstairs w/c for added practicality. The integral garage, complete with an electric door, offers secure parking and additional storage options. The property also features a loft space, equipped with a central heating radiator and a window, presenting an excellent opportunity for conversion into a home office, playroom, or additional living area.

The exterior of the property is equally impressive, with off-road parking available for multiple vehicles, ensuring that you and your guests will never be short of space. The well-maintained landscaped garden is a true highlight, providing a serene outdoor retreat that is not overlooked, allowing for privacy and relaxation.

This home is perfect for those who appreciate both indoor and outdoor living, with ample space for entertaining or simply enjoying quiet family time. With its prime location and numerous features, this property is a rare find in the market. Do not miss the opportunity to make this beautiful house your new home.

- Extended, Detached Family Home
- Ample off-road parking and Garage
- Beautiful Kitchen and Bathroom
- Five Bedrooms & Three Reception Rooms
- Extremely Well Presented Throughout
- Viewing Strongly Advised
- Desirable Location
- Generously-sized Rear Garden

locating your ideal home



Hallway

Upvc double glazed front door to the hallway. Wooden floor. Stairs to the first floor. Storage cupboard. Radiator.

Lounge

13'10 x 11'10 (4.22m x 3.61m)

The front lounge boasts a charming fireplace, complete with a stylish hearth and surround, creating a warm and inviting atmosphere. The room is further enhanced by a UPVC double-glazed window to the front, allowing plenty of natural light to flood in while providing excellent insulation. A radiator ensures the space stays cozy during cooler months, and the added coving along the ceiling adds a touch of elegance, completing the room's refined and comfortable aesthetic

Dining Room

11'9 x 11' (3.58m x 3.35m)

The dining room features an elegant archway that seamlessly connects to the extended second lounge;

Extended Sitting Room

10'11 x 10'8 (3.33m x 3.25m)

The dining room features an elegant archway that seamlessly connects to the extended second lounge, creating an open and airy flow between the two spaces. This transition enhances the sense of space, making it perfect for both relaxed dining and entertaining. The second lounge, with its French doors leading to the rear garden, offers a beautiful connection to the outdoors

Breakfast/Family Kitchen

15'5 x 9' (4.70m x 2.74m)

The kitchen is fitted with an attractive range of base and eye-level units, providing ample storage and a sleek, modern look. The worktop is complemented by a stylish splashback, adding both practicality and visual appeal. Equipped with an induction hob, electric oven, and extractor fan, this kitchen is perfect for home cooking. A sink with a mixer tap adds convenience, while the breakfast bar offers a casual dining space. The tiled floor adds durability and style, and the UPVC double-glazed window to the rear allows for plenty of natural light. A good-sized pantry provides useful storage for food and kitchen essentials, and spotlights illuminate the space.

Utility Room

8'7 max x 7'7 (2.62m max x 2.31m)

The utility room is equipped with a practical base unit, providing additional storage space for household items. It includes plumbing for a washing machine, making laundry tasks more convenient. The tiled floor adds durability and ease of maintenance, while a radiator ensures the room stays warm. A UPVC double-glazed window to the rear allows natural light to brighten the space, and a door leads directly to the garage, offering easy access.

Downstairs W.C.

Low level W.C. Pedestal wash hand basin. Tiled floor. Upvc double glazed window to the rear.

Bedroom One

11' x 10'3 (3.35m x 3.12m)

Bedroom one is a well-sized and inviting space, featuring a window to the rear elevation that brings in plenty of natural light. The room also offers convenient access to the ensuite, enhancing the sense of privacy and functionality.

En Suite

Shower cubicle and mixer shower. Vanity unit and wash hand basin. Low level W.C. Heated towel rail. Tiled floor. Spotlights. Extractor fan.

Bedroom Two

13'9 x 11'9 (4.19m x 3.58m)

Bedroom two is a bright and airy room, featuring a window to the front elevation that allows plenty of natural light to fill the space. The window offers a pleasant view of the front of the property.

Bedroom Three

9'8 x 7'7 (2.95m x 2.31m)

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

Bedroom Four

12'9 x 7'6 (3.89m x 2.29m)

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

Bedroom Five

8'8 max x 7'11 max (2.64m max x 2.41m max)

Upvc double glazed window to the front elevation, gas central heating radiator. Storage cupboard.

Bathroom

The family bathroom is designed for both style and functionality, featuring a panelled bath for relaxation and a separate double shower cubicle for added convenience. A semi-pedestal wash hand basin and low-level W.C. are included, providing essential fixtures. The tiled floor enhances both durability and aesthetic appeal, while UPVC double-glazed windows to the side and rear allow natural light to brighten the space. A heated towel rail adds comfort, and spotlights throughout the room provide a sleek, modern touch.

Front Garden

.The front elevation is beautifully designed with a block-paved, in-and-out driveway, offering ample off-road parking for multiple vehicles. This convenient layout ensures easy access to and from the property. The driveway also leads to the integral garage, which is generously sized, measuring 15'2 x 12'9. The garage is equipped with an electric up-and-over door, providing secure and effortless entry, adding both practicality and value to the home.

Rear Garden

The rear garden is generously sized and flat, offering a high level of privacy for outdoor relaxation. It features a spacious paved patio, ideal for entertaining or enjoying meals outdoors. The garden is mainly laid to lawn, bordered by well-established shrubs and flowers, adding color and vibrancy to the space. A brick outbuilding, equipped with power and lighting, provides additional storage or utility space. The garden also benefits from gated side access to the front, as well as an outside tap for convenience.



Tel: 01909 475111



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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	63	73
	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	



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