



11 Birchfield Drive, Worksop S80 3DX

Guide price £340,000

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Nestled in the desirable area of Birchfield Drive, Worksop, this charming detached house offers a perfect blend of modern comfort and traditional appeal. Spanning an impressive 1,323 square feet, the property boasts four well-proportioned bedrooms, making it an ideal family home.

Upon entering, you are greeted by two inviting reception rooms, perfect for both relaxation and entertaining. The heart of the home is undoubtedly the recently fitted kitchen, which combines style and functionality, providing an excellent space for culinary enthusiasts. The addition of a log burner in one of the reception rooms adds a touch of warmth and character, creating a cosy atmosphere during the colder months.

The property features two modern bathrooms, including a newly fitted ensuite, ensuring convenience for the entire family. The recent upgrades to the windows and doors enhance both the aesthetic appeal and energy efficiency of the home, allowing for plenty of natural light to flood the interiors.

Outside, the property offers ample parking for up to four vehicles, a rare find in many residential areas. The well-maintained exterior complements the interior's charm, making it a welcoming sight for guests and residents alike.

- Detached house
- Four Bedrooms
- Recently Fitted Windows & Doors
- Kitchen & Bathrooms have been upgraded
- Log Burner In The Lounge Plus Bifolds Onto Rear Garden
- Real Wood Flooring In Lounge/Dining/Hallway
- High Specification Throughout
- Viewings Are Advised

locating your ideal home



Ground Floor

Entrance Hall

The entrance hall features a striking composite front door, offering both security and style. Inside, the real wood flooring adds warmth and elegance, seamlessly connecting the various areas of the home. From the hall, doors lead to the dining room, lounge, and kitchen, with a convenient downstairs W/C also accessible. A staircase ascends to the first floor, providing easy access to the upper rooms

Downstairs W/C

5'10" x 2'7" (1.8 x 0.8)

The downstairs W/C is both practical and stylish, featuring a pedestal sink with an integrated vanity cupboard for extra storage. The low flush W/C ensures efficiency, while an obscure window to the front elevation allows natural light without compromising privacy. A sleek black radiator adds a modern touch.

Dining Room

8'6" x 11'5" (2.6 x 3.5)

The dining room is a sophisticated space, with double oak doors that open into the room, creating an inviting entrance. From there, another set of double oak doors with glass inserts lead seamlessly into the lounge, offering an elegant flow between the two areas. A charming bay window to the front elevation fills the room with natural light, enhancing its airy and spacious atmosphere.

Lounge

11'7" x 12'5" (3.54 x 3.8)

The lounge is a warm and welcoming space, featuring real wood flooring that adds character and charm. A floating wood beam creates a rustic focal point, with a cosy log burner nestled beneath it, perfect for chilly evenings. Expansive bifold doors open onto the rear garden, seamlessly blending the indoor and outdoor spaces.

Kitchen

14'1" x 10'5" (4.3 x 3.2)

The recently fitted kitchen is both modern and functional, featuring sleek grey gloss handle-less cupboards that offer a clean, minimalist look. The wood-effect worktop and splashback add warmth and texture, while the induction hob with a large stainless steel extractor above ensures efficient cooking. Integrated appliances, including a dishwasher, washing machine, fridge, and freezer, contribute to a tidy, streamlined space. Vinyl flooring complements the design, and a composite door provides convenient access to the rear garden. A small seating area for two people and a low breakfast bar add a cosy, touch to this stylish kitchen.

First Floor

Master Bedroom

11'9" x 12'5" (3.6 x 3.8)

The master bedroom is spacious and well-appointed, featuring two double fitted wardrobes that provide ample storage space while maintaining a tidy and organized look. A large uPVC window to the rear elevation allows plenty of natural light to flood the room.

Ensuite

7'1" x 7'2" (2.16 x 2.2)

The recently fitted ensuite is a sleek, modern space, fully tiled for a clean, cohesive look. It features a large walk-in shower with a built-in shelf to sit on, offering both comfort and practicality. The sink and toilet are neatly tucked into wraparound cupboards, maximizing storage and ensuring the space remains tidy and organized. The overall design is both stylish and functional, creating a relaxing, efficient bathroom experience.

Bedroom Two

10'5" x 9'10" (3.2 x 3)

Bedroom two is a bright and comfortable room, featuring uPVC windows to the front elevation that allow natural light to fill the space. It also includes double fitted wardrobes, offering ample storage for clothing and belongings, helping to keep the room neat and clutter-free.

Bedroom Three

8'10" x 13'9" (2.7 x 4.2)

Bedroom three is a well-proportioned room, featuring double fitted wardrobes that provide generous storage space. A uPVC window to the front elevation allows plenty of natural light to brighten the room, creating a welcoming and airy atmosphere.

Bedroom Four

7'6" x 8'10" (2.3 x 2.7)

Bedroom four is a cosy and practical room, featuring a uPVC window to the rear elevation that allows natural light to stream in. The space is kept warm and comfortable with a radiator, making it ideal for use as a bedroom, study, or versatile space for various needs.

Family Bathroom

8'10" 6'10" (2.7 2.1)

The fully tiled four-piece bathroom suite is a luxurious and modern retreat. It features a freestanding bath, offering a perfect place to unwind, along with a vanity sink that includes a mirror with integrated lighting and a speaker for added convenience. The low flush W/C and shower cubicle complete the space, while stylish shelving inserts built into the walls provide both storage and a sleek design element. The overall layout combines functionality with contemporary style, creating a spa-like atmosphere.

Outside

Rear Garden

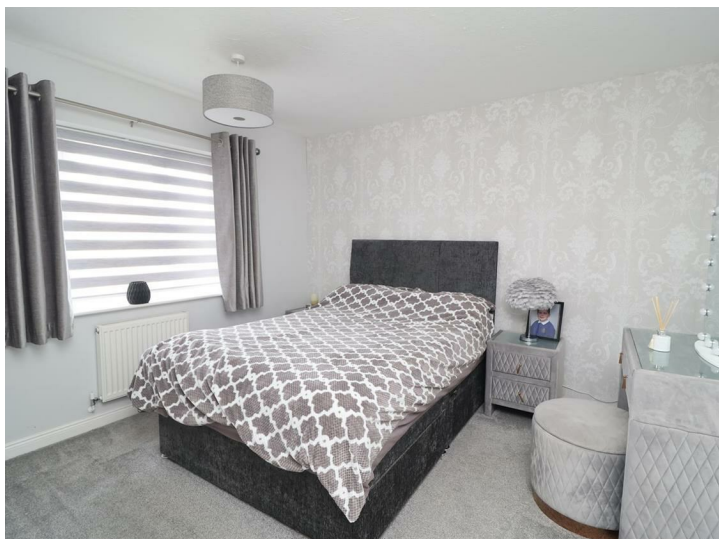
The rear garden is spacious and primarily laid to lawn, offering a lush, green area perfect for relaxation or outdoor activities. Shrubby borders add colour and texture, creating a natural, inviting feel. At the front of the garden, there's a well-positioned patio area, ideal for outdoor dining or entertaining. A side gate provides convenient access to the front of the property, making it easy to move between the spaces.

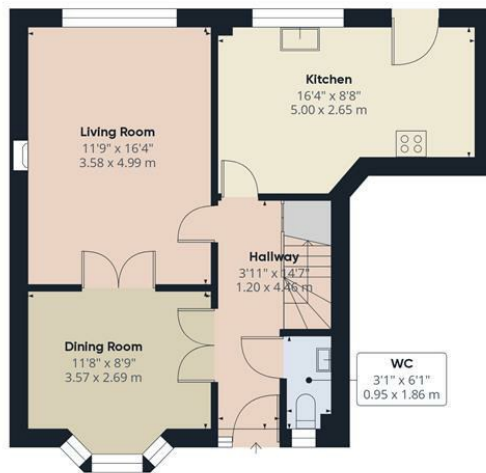
Front Elevation

The front elevation features a block-paved driveway that provides parking for two cars, offering both functionality and a neat, attractive look. A well-maintained lawn to the side is complemented by shrubbery, adding greenery and curb appeal. There is also convenient access to the garage, which is equipped with lighting and electricity, providing a practical space for storage or additional use.



Tel: 01909 475111





Floor 0



Floor 1

Approximate total area⁸⁹

1280.36 ft²
118.95 m²

(1) Excluding balconies and terraces.

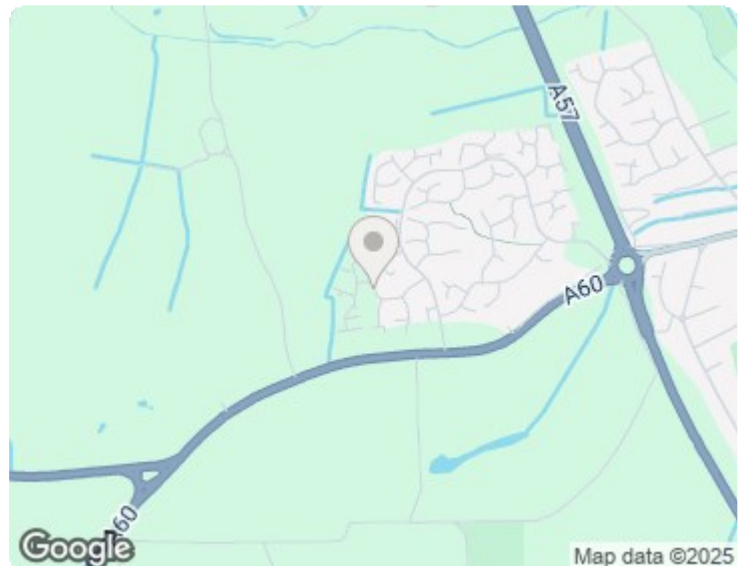
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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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		
	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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