



## 4 Foxwood Close, Worksop S81 7RE

**Guide price £310,000**

Guide Price £310,000 - £320,000

Burrells are delighted to bring to the market, this immaculate four-bedroom detached house offers stylish and spacious living throughout, making it a perfect family home. Set in a desirable location, the property boasts a beautifully landscaped garden, an attached garage, and high-quality finishes.

Step into the inviting lounge, which seamlessly flows into the open-plan kitchen and dining area. To the rear, a stunning Sunroom floods the space with natural light and features a contemporary gas fire with a sleek funnel design, creating a warm and welcoming atmosphere.

Upstairs, the master bedroom benefits from extensive fitted wardrobes and a modern en-suite shower room. Three further well-proportioned bedrooms and a stylish family bathroom complete the upper floor.

Outside, the landscaped rear garden offers a perfect blend of lawn and patio areas, ideal for entertaining or relaxing with family.

This home is a superb example of modern, family-oriented living and is presented in immaculate condition throughout.

- Detached House
- Four Bedrooms
- Open Plan Kitchen/Dining/Orangery
- Utility Room
- Immaculate Throughout
- Cul De Sac Location
- Landscaped Front & Rear Garden
- Viewings Advised

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## Ground Floor

### Entrance Hall

Entered via a high-quality composite front door, the entrance hall offers a bright and welcoming first impression. Finished with contemporary laminate flooring, the hall provides access to the lounge, downstairs W/C, utility room, and kitchen, with stairs rising to the first floor.

### Downstairs W/C

5'4" x 2'11" (1.64 x 0.89)

Fitted with a low flush W/C and pedestal wash hand basin, this convenient cloakroom also benefits from an obscure glazed window to the front elevation.

### Lounge

14'9" x 9'11" (4.5 x 3.03)

A spacious and inviting reception room featuring a UPVC bay window to the front elevation, allowing for plenty of natural light. Finished with attractive laminate flooring and decorative coving to the ceiling, this room offers a comfortable and stylish living space.

### Utility Room

5'6" x 7'9" (1.69 x 2.366)

Formerly part of the garage, this space has been thoughtfully converted into a practical utility room. Fitted with matching wall and base units, it offers plumbing for a washing machine, space for a tumble dryer, and a useful storage cupboard—ideal for keeping household essentials neatly tucked away.

### Openplan Kitchen/Dining Room

9'10" x 24'11" (3.01 x 7.62)

This spacious L-shaped open plan kitchen and dining area flows seamlessly into the sun room, creating a fantastic family and entertaining space. The kitchen is fitted with cream shaker-style matching wall and base units complemented by wood-effect worktops. A stainless steel Range Master-style oven features a gas hob and fan-assisted double oven, paired with a stainless steel extractor hood. Additional features include a stainless steel sink, integrated dishwasher, fitted fridge, and space for a large fridge/freezer. Two UPVC windows overlook the rear garden.

### Sun Room

10'8" x 9'3" (3.27 x 2.84)

A bright and airy addition to the home, the sun room features a glass roof and four UPVC windows overlooking the rear garden, creating a lovely space to relax and unwind. Finished with laminate flooring and enhanced by a woodburning-effect gas fire, this room can be enjoyed year-round.

## First Floor

### Master Bedroom

15'1" x 11'4" (4.61 x 3.47)

A generously sized master bedroom featuring a UPVC window to the front elevation, providing plenty of natural light. The room benefits from various fitted wardrobes, offering ample storage and helping to maximise floor space.

### Ensuite

4'8" x 4'11" (1.43 x 1.51)

### Bedroom Two

10'2" x 8'2" (3.1 x 2.5)

### Bedroom Three

8'9" x 8'8" (2.68 x 2.65)

A bright and comfortable bedroom with a UPVC window overlooking the rear elevation. The room is served by a gas central heating radiator, ensuring warmth and comfort year-round.

### Bedroom Four

8'6" x 8'2" (2.6 x 2.51)

A versatile room with a UPVC window to the rear elevation and a gas central heating radiator. Ideal as a bedroom, nursery, or home office.

### Family Bathroom

5'6" x 7'7" (1.7 x 2.33)

Fitted with a three-piece suite comprising an enclosed panelled bath with shower taps, pedestal wash hand basin, and low flush W/C. An obscure glazed window to the rear elevation provides natural light while maintaining privacy.

## Outside

### Rear Garden

A beautifully presented and landscaped rear garden featuring a spacious block-paved patio—perfect for outdoor dining and entertaining. A well-maintained lawn provides additional space for relaxation or play, while raised sleeper borders are filled with a variety of mature plants and shrubs, adding charm and colour. A bespoke railway sleeper bin storage area offers a practical yet stylish solution for waste management. Gated side access leads to the front of the property.

### Front Elevation

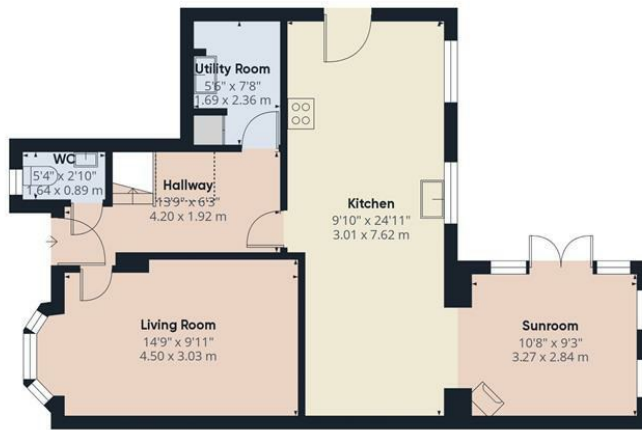
The property benefits from a low-maintenance front garden featuring decorative gravel with a variety of plants and established shrubbery, adding kerb appeal. A driveway provides off-road parking for two vehicles and leads to the garage, which is equipped with power and lighting.



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Floor 0



Floor 1

**Approximate total area<sup>®</sup>**

1111.81 ft<sup>2</sup>  
103.29 m<sup>2</sup>

**Reduced headroom**

10.88 ft<sup>2</sup>  
1.01 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

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.

GIRAFFE360

| 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 <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.

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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