



**6 Chatsworth Road, Worksop  
South Yorkshire S81 0LH**

**Guide price £425,000**

GUIDE PRICE £425,000 - £450,000

This substantial five-bedroom detached home offers generous and versatile accommodation, perfect for a growing family. Set on a large plot with extensive rear gardens, the property features three spacious reception rooms, including a cosy lounge with a log burner. Two of the bedrooms benefit from en-suite facilities, in addition to a well-sized family bathroom. While the property would benefit from some modernisation, it presents huge potential throughout to create a truly exceptional home.

At the rear, two large garages totalling approximately 1,614 sq ft provide extensive storage, workshop space, or further development opportunities. There is also the potential to add an annexe to the rear of the property, subject to the necessary planning consents—ideal for multi-generational living or additional accommodation. This is a rare opportunity to acquire a home with both space and scope to add significant value.

- Detached House
- Three Reception Rooms
- Potential To Build An Annexe On Rear Grounds (Subject to Planning Consents)
- Five Bedrooms
- Extensive Grounds
- Owned Solar Panels
- Two Ensuites
- Two Detached Garages

locating your ideal home



**Ground Floor**

**Entrance Hall**

Step into a bright and spacious entrance hallway that sets the tone for the rest of the home. Featuring high-quality natural wood flooring and an abundance of natural light streaming through the UPVC double-glazed front door and side-facing windows, this welcoming space effortlessly combines style and functionality. A graceful staircase leads to the first-floor landing, while double doors open into an impressive dining room. Additional access is provided to the beautifully appointed living room and a convenient downstairs WC.

**Downstairs W/C**

5'4" x 5'3" (1.64 x 1.61)

This stylish downstairs WC features a modern suite comprising a sleek vanity hand wash basin and a low flush WC. Finished with elegant natural wood flooring, the space is enhanced by a contemporary towel radiator and an additional central heating radiator for year-round comfort. A decorative window adds a touch of charm while allowing natural light to filter in.

**Lounge**

8'10" x 22'2" (2.7 x 6.77)

Spacious and full of natural light, this generously sized living room features a front-facing UPVC double-glazed bow window and an additional side-facing window, creating a bright and welcoming atmosphere. Classic coving to the ceiling adds a touch of elegance, while two central heating radiators ensure comfort throughout. Modern conveniences include multiple power points and a TV point. The standout feature of this beautiful room is the characterful log-burning fire, set on a charming stone hearth—perfect for cosy evenings.

**Second Lounge**

13'3" x 18'6" (4.04 x 5.66)

This beautiful second lounge offers a versatile space ideal for relaxing or entertaining. A front-facing UPVC double-glazed window fills the room with natural light, while rear-facing UPVC double-glazed French doors open directly onto the garden, blending indoor and outdoor living. The room is enhanced by two central heating radiators, stylish wall lighting, and ample power points, creating a warm and functional environment.

**Kitchen**

16'6" x 6'9" (5.05 x 2.08)

This impressive kitchen is both functional and beautifully presented, featuring an extensive range of wall and base units with complementary work surfaces and a sleek sink unit with mixer tap. A freestanding range-style cooker with an electric extractor fan provides a statement focal point, complemented by an integrated dishwasher and fridge freezer, as well as dedicated space for a freestanding washing machine. Practicality is further enhanced by a walk-in pantry, a separate drying room, and a convenient storage cupboard.

The kitchen is finished with part-tiled walls, durable tiled flooring, display lighting, and ceiling downlights that create a warm, ambient atmosphere. Additional highlights include a modern vertical central heating radiator, multiple power points, and excellent natural light from two side-facing UPVC double-glazed windows, a rear-facing UPVC double-glazed window, and a UPVC glazed entrance door leading directly to the garden. Internal doors provide seamless access to both the dining room and study.

**Study/Playroom**

7'0" x 14'5" (2.15 x 4.4)

Currently used as a study, this well-proportioned reception room offers flexibility for a variety of uses, from a home office to a cosy reading room or play space. It benefits from excellent natural light through rear and side-facing UPVC double-glazed windows, along with a side-facing entrance door that opens directly to the garden—ideal for indoor-outdoor flow. Additional features include a central heating radiator and ample power points, ensuring comfort and practicality throughout.

**First Floor**

**Master Bedroom**

15'1" x 9'6" (4.6 x 2.9)

This attractive and generously sized master bedroom offers a peaceful retreat, featuring a large front-facing UPVC double-glazed window that fills the space with natural light. Comfort is ensured with a central heating radiator, while modern conveniences include ample power points and a TV point. A private door leads to the beautifully appointed en-suite shower room,

**Ensuite**

10'2" x 3'11" (3.1 x 1.2)

This contemporary en-suite features a sleek white suite comprising a walk-in shower with a mains-fed shower, a pedestal hand wash basin, and a low flush WC. Finished with stylish laminate-effect vinyl flooring, the space also includes downlighting to the ceiling, an electric extractor fan, and a heated towel radiator.

**Bedroom Two**

13'3" x 9'5" (4.06 x 2.89)

A generously sized second double bedroom, featuring a front-facing UPVC double-glazed window that provides plenty of natural light. This well-appointed room includes a central heating radiator, power points, and a fitted wardrobe for convenient storage. A private door leads to its own en-suite shower room, offering added comfort and privacy—ideal for guests or family members.

**Ensuite**

This well-designed en-suite features a modern white suite, including a shower unit with an electric shower and a corner hand wash basin with a stylish tiled splashback. The room is completed with laminate-effect vinyl flooring, offering both practicality and ease of maintenance.

**Bedroom Three**

8'9" x 9'3" (2.68 x 2.82)

This attractive third bedroom is filled with natural light from a rear-facing UPVC double-glazed window. It offers a comfortable living space, featuring a central heating radiator and ample power points, making it a versatile room perfect for use as a bedroom, guest room, or home office.

**Bedroom Four**

10'4" x 7'9" (3.15 x 2.38)

This well-proportioned fourth bedroom benefits from a rear-facing UPVC double-glazed window, filling the room with natural light. It also features a central heating radiator and power points, offering a comfortable and adaptable space that could easily serve as a bedroom, office, or additional living area.

**Bedroom Five**

8'10" x 6'3" (2.7 x 1.93)

This versatile space is perfect for a range of activities. It features a side-facing UPVC double-glazed window that allows natural light to brighten the room, along with a central heating radiator and power points for added convenience. This room offers endless potential for use as a craft room, home office, or personal retreat.

**Family Bathroom**

This well-appointed family bathroom features a three-piece white suite, including a panelled bath, a vanity hand wash basin, and a low flush WC. The room is fully tiled to the walls, creating a sleek and easy-to-maintain space. Laminate-effect vinyl flooring adds warmth, while a central heating radiator ensures comfort. A rear-facing obscure UPVC double-glazed window provides privacy and natural light.

**Outside**

**Rear Gardens**

The rear of the property boasts a much larger-than-average enclosed garden, offering an idyllic and private retreat with the potential for paddocks. This beautifully maintained outdoor space is perfect for entertaining, featuring paved patio seating areas, a built-in brick barbecue, and a hot tub with a pergola, all included in the sale. A well-stocked bar area adds to the appeal, alongside a charming feature pond and a lush lawn surrounded by vibrant borders.

The garden is also practical, with rear gated access leading to a triple garage, an additional single garage, and ample hardstanding space—ideal for storing caravans, motorhomes, or trailers. Beyond the garden, the paddock includes two greenhouses, a large shed, a chicken coop, and a variety of mature fruit trees and bushes, making it a fantastic space for gardening enthusiasts or those seeking a self-sufficient lifestyle.

**Front Elevation**

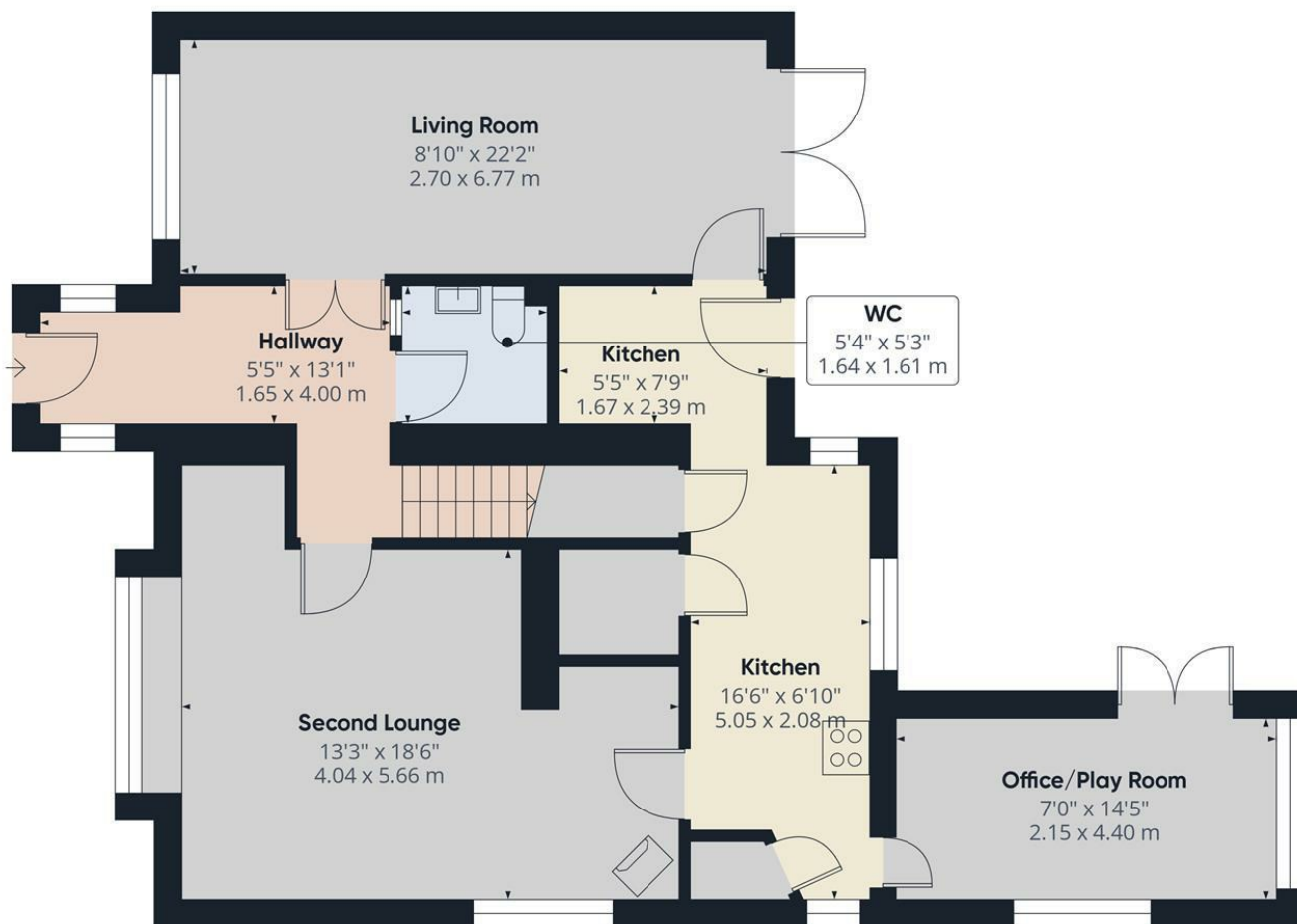
The front of the property features a stylish low-maintenance garden, designed for ease of care. It includes artificial grass, neatly trimmed shrub borders, and a block-paved driveway that provides ample off-road parking. There is also convenient access to the rear of the property, ensuring seamless movement between outdoor spaces.



Tel: 01909 475111







**Approximate total area<sup>(1)</sup>**  
880 ft<sup>2</sup>  
81.8 m<sup>2</sup>

(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.

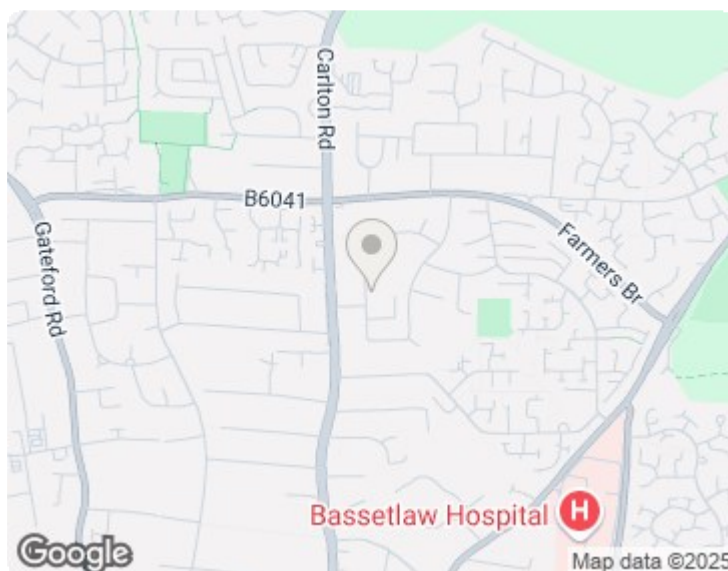
Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Floor 0

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| 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) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                                                 |         |           |
| 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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