



## 26 Machin Grove, Worksop S81 8TB

**Guide price £280,000**

GUIDE PRICE £280,000 - £290,000

Nestled in an exclusive and highly sought-after cul-de-sac, this impressive 3-bedroom executive detached family home perfectly blends style, comfort, and convenience. Elegantly appointed throughout, the property benefits from gas central heating and full uPVC double glazing, offering spacious and versatile living accommodation.

The interior features a welcoming entrance hall, ground floor W.C, a generously proportioned living room, a formal dining area/play room, a well-equipped kitchen, and an expansive open-plan sun room flowing into a charming conservatory—ideal for relaxed family living and entertaining.

Upstairs, there are three well-sized double bedrooms, including a luxurious master suite with ensuite facilities, complemented by a modern family bathroom.

Externally, the property boasts a smart pebbled forecourt garden, private driveway, and a single garage with electric door. The rear garden is fully enclosed and beautifully landscaped, featuring a manicured lawn and patio seating area—perfect for alfresco dining or unwinding in the warmer months.

Superbly located in the historic market town of Worksop, the home is within easy reach of a wide array of local amenities including shops, schools, supermarkets, parks, a cinema, and Bassetlaw Hospital, with excellent transport links via the nearby train station, A57, and M1 motorway network.

- Detached House
- Master Bedroom Has Ensuite
- Cul De Sac Location
- Three Bedrooms
- Attached Garage With Electric Door
- Viewings Advised
- Solid Roof Sunroom
- South Facing Garden

locating your ideal home



## Ground Floor

### Entrance Hall

A part-glazed uPVC entrance door opens into a welcoming hallway, enhanced by decorative ceiling coving, giving access to the downstairs w/c, lounge, kitchen, playroom and stairs to the first floor.

### Downstairs w/c

Features an obscure glazed window to the front elevation, a low flush toilet, pedestal wash basin, and a contemporary chrome towel rail.

### Lounge

A generously proportioned lounge featuring a front-facing uPVC double glazed window, central heating radiator, and a striking electric fire set within a surround with a granite-effect back and hearth. Double doors open seamlessly into the conservatory, enhancing the flow of natural light and space.

### Playroom/Dining Room

Currently utilised as a playroom, this versatile space benefits from two front-facing uPVC double glazed windows, ample power points, and a central heating radiator

### Kitchen

Fitted with a range of light oak-effect wall and base units, this well-appointed kitchen features complementary work surfaces and a stainless steel sink with drainer. There is space for a freestanding electric cooker, as well as plumbing and space for a washer dryer and fridge freezer. The walls are partially tiled, and additional features include power points and a central heating radiator.

### Sunroom

A stylish uPVC sun room with a solid roof and bifold doors opening onto the rear garden, creating a seamless connection between indoor and outdoor living. This space flows effortlessly into a circular area currently used as a dining area—perfect for entertaining or relaxed family meals.

## First Floor

### Master Bedroom

A bright and spacious double bedroom enjoying dual-aspect uPVC double glazed windows to the front and rear elevations. The room is well-equipped with a built-in wardrobe featuring a hanging rail, a range of fitted cupboards, and a dressing table. Additional features include a central heating radiator, power points, and a private door leading to the ensuite shower room.

### Ensuite

A fully tiled ensuite shower room, fitted with a modern three-piece suite comprising a shower cubicle, low flush W.C., and wash hand basin. A front-facing obscured uPVC double glazed window provides natural light, complemented by a sleek chrome heated towel radiator.

### Bedroom Two

A double bedroom with a front facing uPVC double glazed window, central heating radiator and power points.

### Bedroom Three

A double bedroom with a rear facing uPVC double glazed window, central heating radiator and power points.

### Family Bathroom

A fully tiled family bathroom featuring a low-flush W/C, pedestal sink with a mirrored vanity cupboard above, heated towel rail and bath with an overhead shower. The space benefits from two double-glazed obscure windows to the front elevation, providing natural light while maintaining privacy.

## Outside

### Rear Garden

The south-facing rear garden offers a wonderful outdoor space, featuring a paved patio area ideal for alfresco dining, and a lawn bordered by mature plants and shrubbery for added privacy and charm. There is convenient access to the garage via an external door; the garage benefits from power, lighting, and an electric roll door.

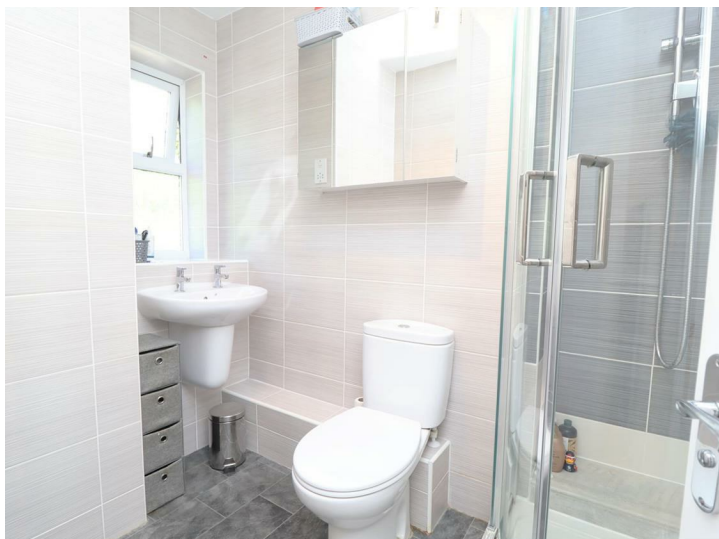
### Front Elevation

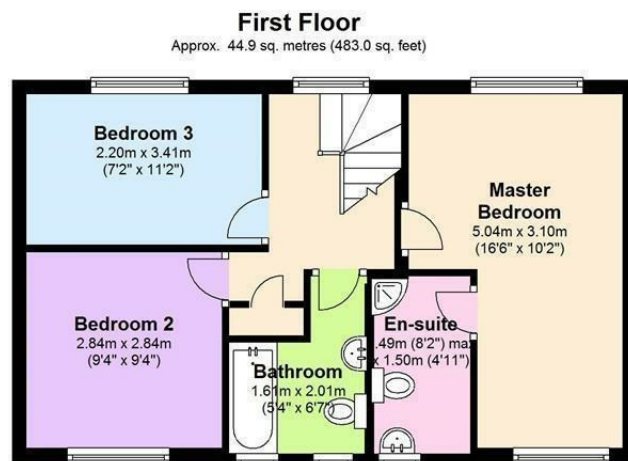
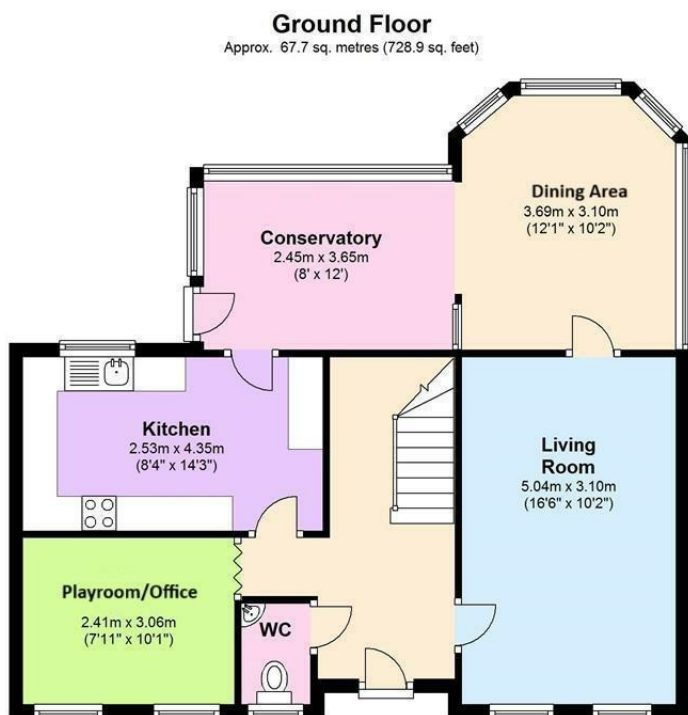
To the front of the property is a low-maintenance pebbled forecourt garden alongside a driveway providing off-road parking for 2–3 vehicles. A secure gated side access leads through to the rear garden.



Tel: 01909 475111



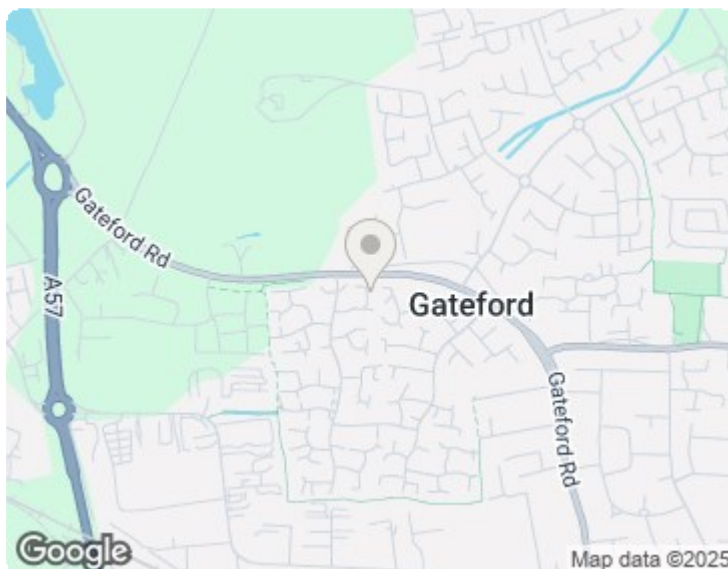




Total area: approx. 112.6 sq. metres (1211.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		65	
(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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