



**13 Mary Street, Rhodesia, Worksop
S80 3JD**

Guide price £145,000

GUIDE PRICE £145,000 - £155,000

A beautifully presented three-bedroom semi-detached residence set in a sought-after location, boasting a generously sized garden and an expansive driveway offering ample off-street parking. This stylish home features a contemporary kitchen, elegant bathroom with shower, and a spacious open-plan lounge/diner, all finished to a high standard. Early viewing is strongly advised to appreciate the charm and quality on offer.

- Semi Detached House
- Three Bedrooms
- Downstairs Bathroom
- Parking For Multiple Cars
- Large Shed & Summerhouse
- Viewing Advised
- Perfect For FTB & Investors

locating your ideal home



Ground Floor

Entrance Hall

Accessed via a uPVC glazed front door, the welcoming entrance hallway features a coloured wood-effect laminate floor, a central heating radiator, and stairs rising to the first floor. Internal doors lead to the bathroom and modern fitted kitchen.

Lounge/Dining Room

24'4" x 10'0" (7.44 x 3.05)

A spacious and light-filled through lounge/diner featuring a uPVC double glazed window to the front elevation and uPVC French doors opening onto the rear garden. The room is finished with wood-effect laminate flooring and benefits from two central heating radiators for year-round comfort. A decorative feature fireplace with a quarry-tiled hearth adds character, while a recessed alcove provides an ideal space for a TV or media unit.

Family Bathroom

Fitted with a classic white three-piece suite comprising a panelled bath with mixer shower over, wash hand basin, and low flush WC. The room is finished with beige patterned wall tiles and coordinating tiled flooring, creating a clean and cohesive look. Upvc obscure window to the side elevation allows for natural light, while a central heating radiator adds comfort.

Kitchen

13'1" x 9'8" (4.01 x 2.95)

Fitted with a stylish range of modern white wall and base units with sleek chrome handles, this contemporary kitchen is complemented by black and white patterned roll-edge work surfaces and matching tiled splashbacks. An inset stainless steel sink unit is positioned beneath a uPVC double glazed window, providing natural light and a pleasant outlook. Integrated appliances include a built-in electric oven and microwave, separate induction hob with a chimney-style extractor hood, fridge/freezer, dishwasher, and washing machine. Additional uPVC double glazed windows to the side and rear elevations, along with a glazed door to the side, enhance the sense of space and light.

First Floor

Bedroom One

13'1" x 8'9" (3.99 x 2.67)

A bright and comfortable bedroom featuring a uPVC double glazed window to the front elevation, central heating radiator, and soft fitted carpet for added warmth and comfort.

Bedroom Two

12'0" x 10'5" (3.68 x 3.2)

A well-proportioned double bedroom featuring two built-in wardrobes with mirrored sliding doors, offering ample storage and enhancing the sense of space. Finished with wood-effect laminate flooring, a central heating radiator, and a uPVC double glazed window overlooking the rear elevation.

Bedroom Three

9'6" x 6'9" (2.92 x 2.06)

A versatile bedroom featuring fitted wardrobes with sliding doors, a central heating radiator, and soft carpeting underfoot. A uPVC double glazed window to the side elevation provides natural light, and a built-in storage cupboard houses the combination boiler.

Outside

Rear Garden

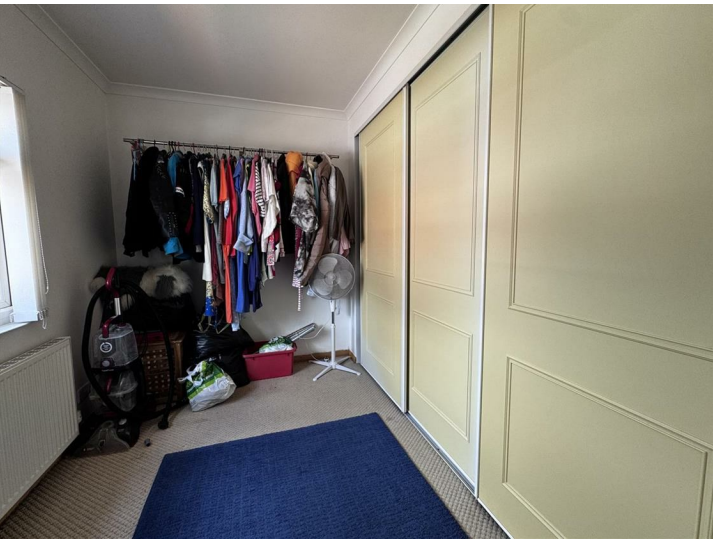
The impressive rear garden offers both practicality and charm, beginning with a block-paved area ideal for storing a caravan or mobile home. This is followed by a gravelled section providing ample space for additional vehicle storage. The garden leads to a large timber outbuilding and a delightful summer house, offering versatile use for storage, hobbies, or relaxation. Directly accessed from the French doors off the dining area is a raised decking space—perfect for outdoor entertaining and al fresco dining. To the right, a beautifully maintained lawned area features a tranquil water feature, bordered by an array of mature plants and shrubs, creating a serene and private garden retreat.

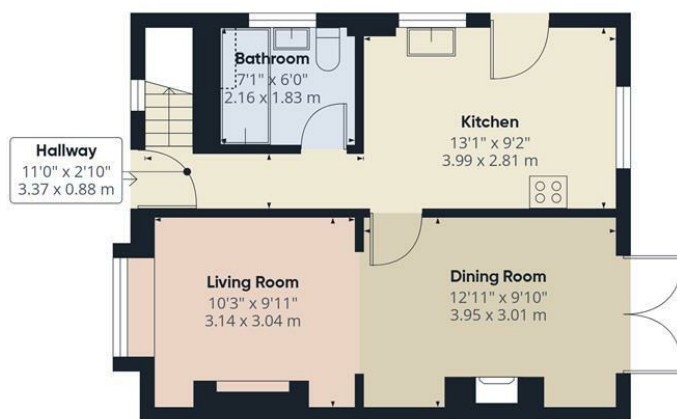
Front Elevation

To the front of the property is a spacious block-paved driveway providing ample off-road parking for multiple vehicles, offering both convenience and curb appeal.



Tel: 01909 475111





Floor 0



Floor 1

Approximate total area⁽¹⁾

856 ft²
79.4 m²

Reduced headroom

2 ft²
0.2 m²

(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 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	



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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