



**24 Carlton Close, Worksop
S81 7PN**

Guide price £170,000

Guide Price £170,000 - £180,000

This beautifully presented three-bedroom semi-detached property is ideally located in one of Worksop's most desirable residential areas, within easy reach of local schools, shops, and amenities.

The ground floor comprises a welcoming entrance hallway, a bright and airy bay-fronted lounge, a contemporary open-plan kitchen/diner perfect for modern family living, and a convenient downstairs WC.

Upstairs, you'll find three well-proportioned bedrooms and a stylish family bathroom suite.

Externally, the property benefits from a driveway providing off-road parking for two vehicles and gated side access to a generous enclosed rear garden—ideal for families, pets, or entertaining.

- Semi Detached House
- Sought After Location
- Large Rear Garden
- Three Double Bedrooms
- Perfect For FTB
- Downstairs W/C
- Driveway

locating your ideal home



Ground Floor

Entrance Hall

The property features a front-facing original entrance door leading into a welcoming entrance hallway, which includes a staircase and provides access to the lounge.

Lounge

12'0" x 14'9" (3.67 x 4.5)

A spacious lounge featuring a front-facing UPVC double-glazed bay window, picture rails to the walls, a cast iron central heating radiator, power points, a TV point, and a door leading through to the kitchen/diner.

Kitchen

8'2" x 14'9" (2.51 x 4.5)

A modern kitchen fitted with a range of wall and base units, complemented by work surfaces and a stainless steel sink unit with mixer tap. There is space for freestanding appliances including an electric cooker with extractor fan above, along with plumbing for a washing machine, tumble dryer, and fridge freezer. The kitchen is partly tiled, with a tile-effect vinyl floor, central heating radiator, and ample power points. Natural light flows in from a rear-facing UPVC double-glazed window and entrance door. A further door leads to a useful pantry and downstairs WC.

Downstairs W/C

Comprising of a low flush WC, houses the wall mounted central heating boiler side facing obscure window and a door to the pantry which has shelving and a side facing obscure

First Floor

Bedroom One

9'1" x 11'10" (2.79 x 3.63)

An attractive bedroom currently used as a children's room, featuring a front-facing UPVC double-glazed bay window, picture rails to the walls, a decorative cast iron fireplace, cast iron central heating radiator.

Bedroom Two

11'5" x 9'8" (3.49 x 2.97)

A well-proportioned second double bedroom featuring a rear-facing UPVC double-glazed window, picture rails to the walls, a cast iron central heating radiator and a useful fitted storage cupboard with shelving.

Bedroom Three

8'2" x 7'6" (2.51 x 2.31)

A good-sized third bedroom with a rear-facing UPVC double-glazed window, picture rails to the walls, and a cast iron central heating radiator.

Family Bathroom

5'10" x 5'4" (1.79 x 1.64)

A stylish family bathroom fitted with a white three-piece suite comprising a freestanding clawfoot bath with an overhead mains-fed shower, pedestal hand wash basin, and low flush WC. The room is partly tiled, with tiled flooring, a chrome heated towel radiator, and a front-facing obscure UPVC double-glazed window for privacy.

Outside

Rear Garden

To the rear of the property is a larger-than-average enclosed garden, mainly laid to lawn, featuring outdoor lighting and a convenient water tap—ideal for family use and outdoor entertaining.

Front Elevation

The front of the property features a low-maintenance driveway offering off-road parking for two vehicles, along with gated side access to the rear garden.



Tel: 01909 475111



Ground Floor

Approx. 34.0 sq. metres (365.9 sq. feet)



First Floor

Approx. 34.0 sq. metres (365.9 sq. feet)

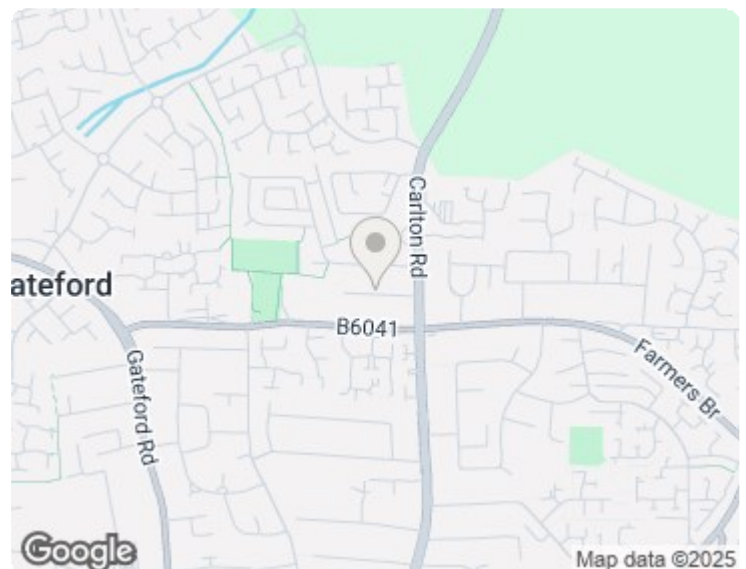


Total area: approx. 68.0 sq. metres (731.8 sq. feet)

Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission or mis-statement.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	71	
(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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