



**4A Trueman Court, Worksop  
S81 0NE**

**Guide price £200,000**

**\*\*GUIDE PRICE £200K - £210K\*\***

A beautifully presented three-bedroom detached home, ideally situated on a quiet cul-de-sac and occupying a generous corner plot. This spacious property features a garage, ample off-road parking, and a private rear garden — making it an ideal choice for families and first-time buyers alike

- GUIDE PRICE £200,000 - £210,000
- Integral Garage
- Close proximity to Bassetlaw Hospital
- 3 Bedroom Detached
- Enclosed Rear Garden
- Close Proximity to Both Secondary and Primary Schools
- Cul De Sac Location - Corner Plot
- Close to bus routes
- Nearby Shops

locating your ideal home



### Entrance Hall

Welcoming entrance hall with access to the living room, staircase to the first floor, and a convenient downstairs WC.

### Living Room

A bright and comfortable living space with front-facing UPVC double glazed windows. Features a stylish focal fireplace with surround and hearth. Provides access to the dining room.

### Dining Room

A spacious and airy room with rear-facing UPVC double glazed patio doors opening out to the garden. Perfect for family dining or entertaining, with seamless flow into the kitchen.

### Kitchen

Well-equipped kitchen with rear-facing new UPVC double glazed windows and a matching rear door. Includes a range of wall and base units, tiled flooring, gas ring hob, integrated electric oven, and space for a freestanding washing machine and fridge/freezer. Offers access to a handy storage cupboard and the integral garage.

### WC

Useful cloakroom with low flush WC and wash basin, accessed from the entrance hall

### First Floor Landing

Spacious landing with access to all three bedrooms and the family bathroom. Features side-facing new UPVC double glazed window, spotlights, wooden flooring, and loft hatch access.

### Bedroom 1

A bright and generously sized double bedroom with front-facing new UPVC double glazed window and wooden flooring. Neutrally decorated and well presented.

### Bedroom 2

Another good-sized double bedroom with rear-facing new UPVC double glazed window. Includes built-in wardrobes with sleek mirrored sliding doors.

### Bedroom 3

A single bedroom with front facing UPVC double glazed windows.

### Family Bathroom

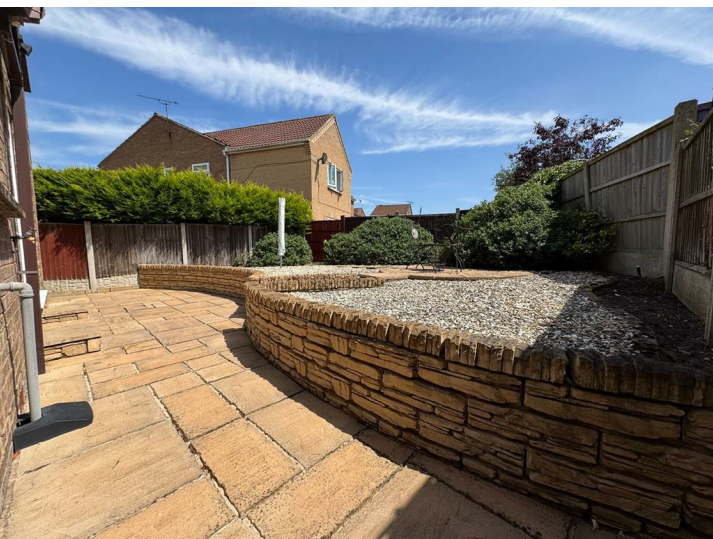
Modern and fully tiled bathroom featuring a rear-facing obscure UPVC double glazed window, chrome heated towel rail, and wooden flooring. Comprises a low flush WC, pedestal wash basin with under-sink storage, a bath with mains overhead shower, and a glass shower screen. Overhead spotlights complete the space.

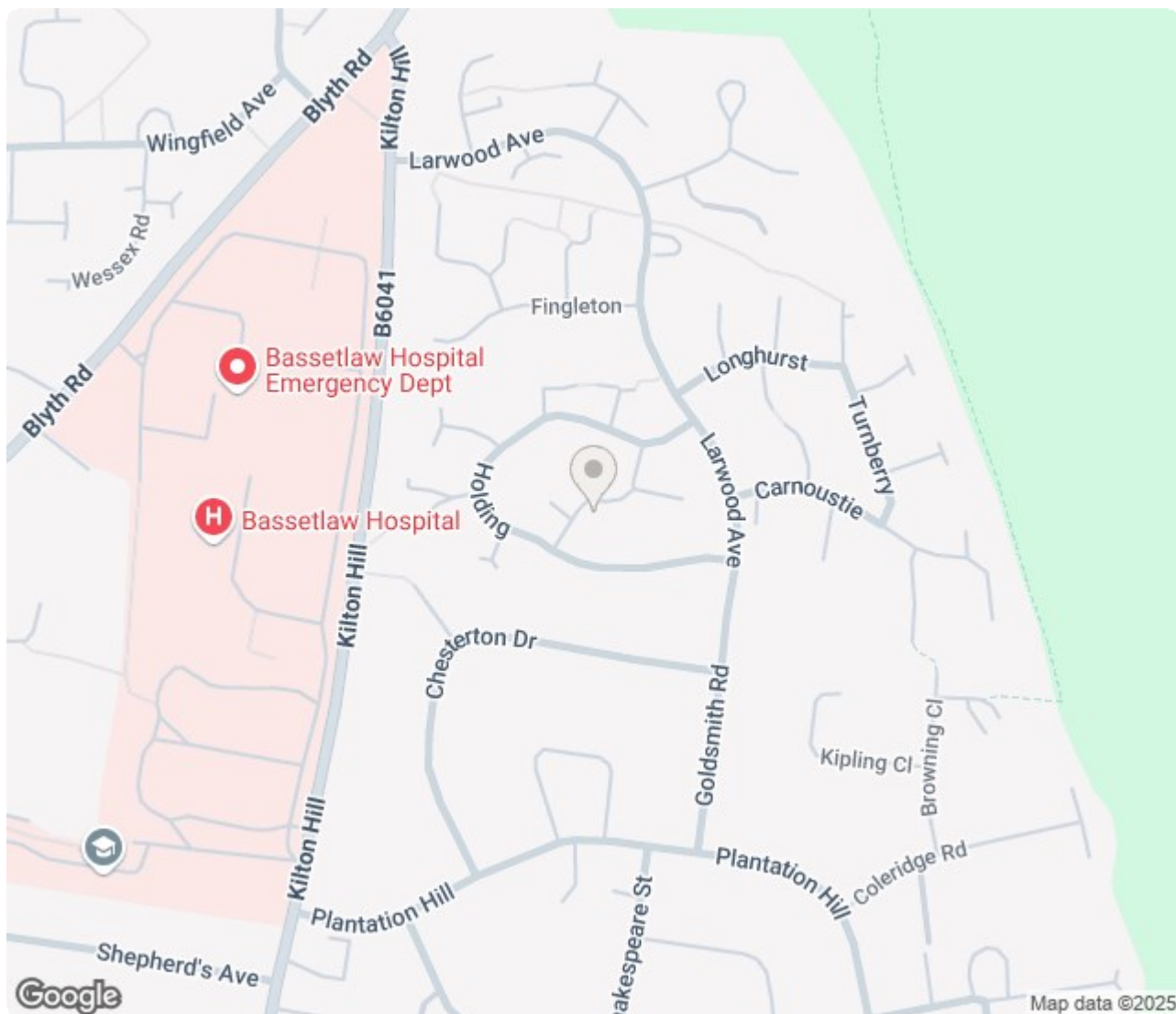
### Externals



Tel: 01909 475111







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		
<b>England &amp; Wales</b>	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>		
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(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	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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