



**35 Hemmingfield Road, Worksop**  
**S81 0PA**

**Guide price £260,000**

GUIDE PRICE £260,000-£270,000

Hemmingfield Road, Worksop

This well-maintained three-bedroom detached house is situated on a generous corner plot in the popular area of Hemmingfield Road, Worksop. Offering excellent potential, the property would benefit from some modernisation, allowing buyers to make it their own.

Internally, the home features a spacious lounge/dining room, a separate kitchen, and a convenient downstairs W/C. Upstairs comprises a four-piece family bathroom with a shower bath, separate shower, and toilet, alongside two generously sized double bedrooms and a single bedroom.

Outside, the property boasts a large detached garage/workshop, complete with a utility room and pantry – ideal for additional storage or hobby space. Off-road parking is available, adding to the practicality of this versatile home.

- Detached House With Three Bedrooms
- Lounge/Dining Room
- Located In A Sought After Location Off Raymoth Lane
- Large Corner Plot
- Downstairs W/C
- Viewings Advised
- Detached Garage With Workshop And Utility Room
- Four Piece Bathroom With Walk In Bath

locating your ideal home



## Ground Floor

### Entrance Hall

A composite front door leads into the entrance hall, featuring laminate flooring and an iron balustrade staircase, with access to the lounge/dining room, kitchen, and stairs to the first floor.

### Lounge/Dining Room

The lounge/dining room features a uPVC window to the front elevation, a wood fire surround with a gas fire, and an archway leading through to the dining area, which includes a uPVC window to the side elevation, French doors opening onto the rear garden, and a door providing access to the downstairs W/C.

### Downstairs W/C

Forming part of an extension, the downstairs W/C includes a uPVC obscure window to the rear elevation, a low flush W/C, and a vanity sink with a built-in storage cupboard.

### Kitchen

The kitchen features a uPVC window to the rear elevation and is fitted with a white country-style kitchen, offering matching wall and base units, tiled splashbacks, and granite-effect worktops. It includes a stainless steel sink and drainer with a stainless steel tap, space for a cooker, a uPVC door leading to the rear garden, and a separate door providing access to a pantry.

## First Floor

### Master Bedroom

The master bedroom is a spacious double room, featuring a uPVC window to the front elevation and a gas central heating radiator.

### Bedroom Two

Bedroom two is also a double room, featuring a uPVC window overlooking the rear elevation and a gas central heating radiator.

### Bedroom Three

The third bedroom is a large single room, currently housing built-in oak wardrobes and benefiting from an above-stairs storage cupboard.

### Family Bathroom

The family bathroom features a uPVC obscure window overlooking the rear elevation and a fully tiled four-piece suite comprising a walk-in shower bath, separate corner shower with a rainfall feature, low flush W/C, and a vanity sink with storage below.

## Outside

### Rear Garden

The large wrap-around garden boasts multiple inviting seating areas perfect for relaxing or entertaining. It features a charming summer house, several small fruit trees, and an array of mature plants that add both colour and privacy. A prominent, large monkey tree serves as a striking focal point in the garden. Additionally, steps lead up to the spacious detached garage/workshop and adjoining utility room, providing convenient access and extra functionality.

### Garage/Workshop

The detached garage boasts a secure electric roller door, opening into a spacious workshop area that provides ample room for hobbies, DIY projects, or additional storage. Adjacent to the workshop is a well-equipped utility room featuring plumbing connections for both a washing machine and tumble dryer, as well as generous storage options with fitted cupboards and shelving throughout. The garage benefits from excellent natural light and ventilation, making it a versatile and practical space. At the front, a separate driveway offers convenient off-road parking and independent access to the garage, enhancing both functionality and ease of use.

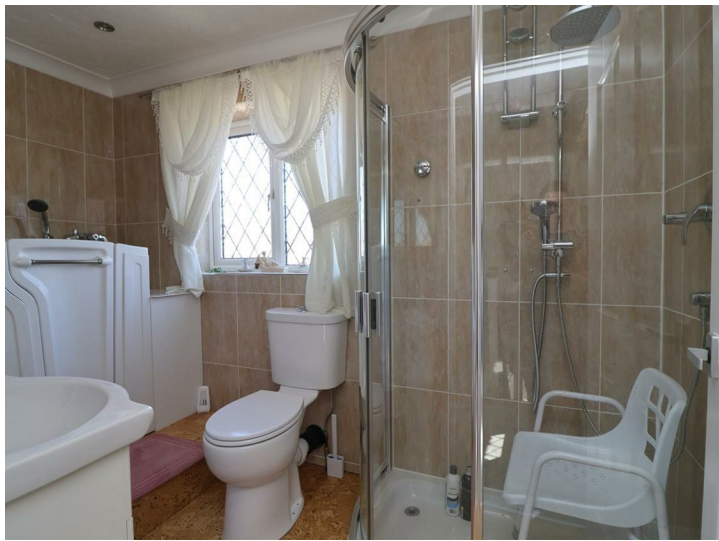
### Front Elevation

The front elevation features a pathway leading to the composite front door, bordered by an array of plants, trees, and shrubbery that create an attractive and welcoming entrance.



Tel: 01909 475111

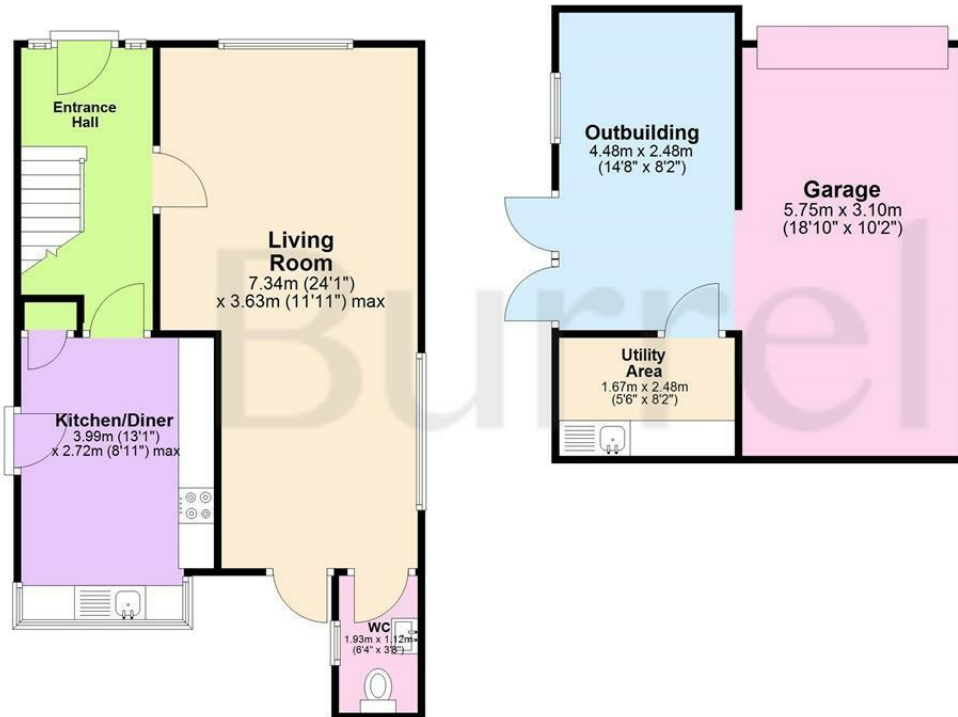






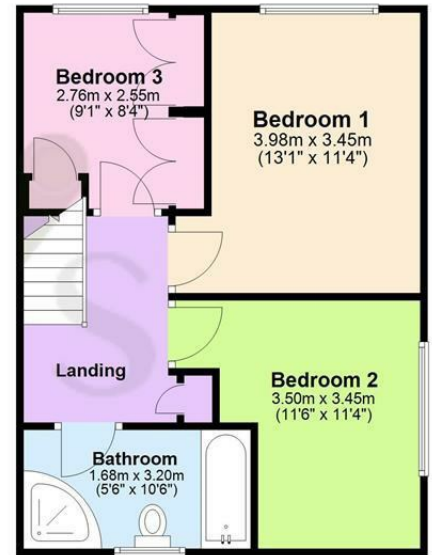
## Ground Floor

Approx. 78.9 sq. metres (848.8 sq. feet)



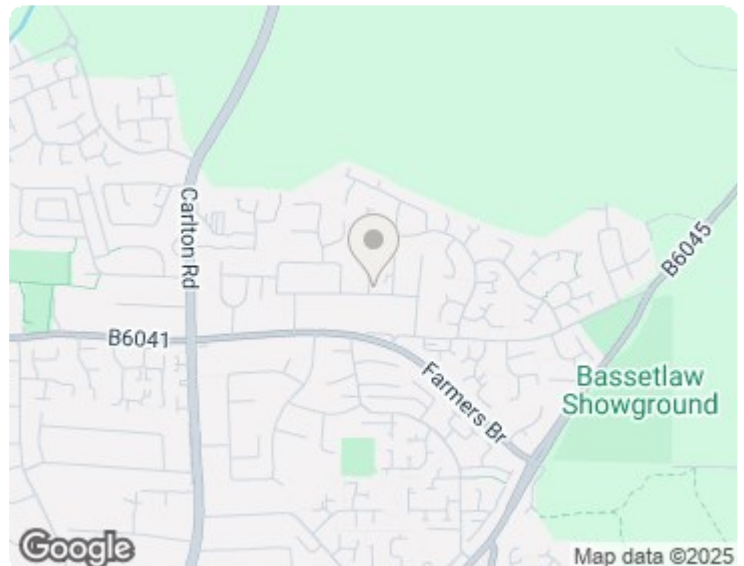
## First Floor

Approx. 42.3 sq. metres (455.5 sq. feet)



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		67	74
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.

# locating your ideal home

