



40 Water Meadows, Worksop S80 3DF

Offers over £400,000

Nestled within the highly sought-after Water Meadows development, this impressive four-bedroom detached residence offers expansive and flexible living accommodation, ideal for growing families or those seeking generous space both inside and out. Occupying a prime position, the property benefits from ample off-road parking, a double garage, and a beautifully maintained south-west facing garden that enjoys sunshine throughout much of the day—perfect for outdoor dining, play, or entertaining.

Upon entering, you're welcomed into a spacious hallway that sets the tone for the rest of the home. The ground floor boasts a well-appointed breakfast kitchen with ample storage and worktop space, seamlessly connecting to a useful utility room with external access. A bright and airy open-plan lounge and dining area provides an excellent space for family gatherings, complemented by a large conservatory that brings in natural light and offers lovely garden views. Additionally, a separate snug provides a more intimate setting—ideal as a reading room, home office, or children's playroom. A downstairs WC and a fully equipped wet room add convenience and accessibility.

Upstairs, the accommodation comprises three generously sized double bedrooms, all featuring built-in wardrobes, along with a fourth single bedroom—perfect for a nursery, guest room, or study. A spacious family bathroom completes the first-floor layout, offering a bath and separate shower.

The exterior of the property is equally impressive, with a large, private south-west facing garden that is both child-friendly and ideal for summer entertaining. The double garage provides secure storage or parking, with further space available on the driveway.

- Very Spacious Four Bedroom Detached Home
- L-Shaped Lounge/Dining Room
- Recently Fitted Roof
- Ample Off Road Parking & Double Garage With Electric Door
- Downstairs Wetroom/Snug
- Sought After Location
- South West Facing Garden
- Conservatory
- No Onward Chain

locating your ideal home



Ground Floor

Entrance Hall

A spacious and welcoming hallway providing access to the downstairs WC, breakfast kitchen, and open-plan lounge diner. Staircase leads to the first-floor landing.

Downstairs W/C

Fitted with a low-flush WC and hand wash basin. Benefits from a front-facing double glazed obscure window.

Kitchen

A spacious and practical kitchen featuring tiled flooring, two UPVC double glazed windows (front and side), a range of wall and base units, electric hob with extractor, and electric oven. Doors lead to the utility room, outside, and into the lounge diner.

Utility Room

Practical space with carpet-tiled flooring, front-facing window, tiled walls, work surfaces with plumbing for a washer and dryer, and ample storage cupboards.

L-Shaped Lounge/Dining Room

An L-shaped open-plan living and dining area with dual patio doors—one opening to the conservatory and the other to the rear patio. Dining area is adjacent to the kitchen, while the lounge enjoys views over the garden. Access to the downstairs wet room and snug.

Snug/Downstairs Shower Room

Downstairs Wet Room

Features a walk-in shower, tiled flooring, overhead mains shower, and ceiling downlights. Provides access into the snug.

Snug Room

A cosy area perfect as a reading nook or hobby space. Carpeted flooring and door into the conservatory.

Conservatory

Light-filled space at the rear of the property with tiled flooring and patio doors leading directly into the garden. Ideal for relaxing or entertaining.

First Floor

Bedroom One

Spacious double bedroom with rear-facing window and built-in wardrobes for ample storage.

Bedroom Two

Spacious rear-facing double room with built-in wardrobes.

Bedroom Three

Double bedroom with a front-facing window and built-in wardrobes.

Bedroom Four

A good-sized single bedroom with a window providing natural light to the rear

Family Bathroom

Well-appointed and spacious, 4 piece white suite perfect for family use.

Outside

Rear Gardens

A beautifully landscaped and private south-west facing rear garden. Well-stocked with mature plants, enclosed for privacy, with patio seating and spacious lawn—ideal for families and entertaining

Front Elevation

Block-paved driveway providing ample parking, with a neat lawned area and side gate access to the rear garden. Double garage with electric door. Provides secure parking and excellent storage



Tel: 01909 475111





Floor 0



Floor 1

Approximate total area⁽¹⁾

1732 ft²
160.7 m²

Reduced headroom

13 ft²
1.2 m²

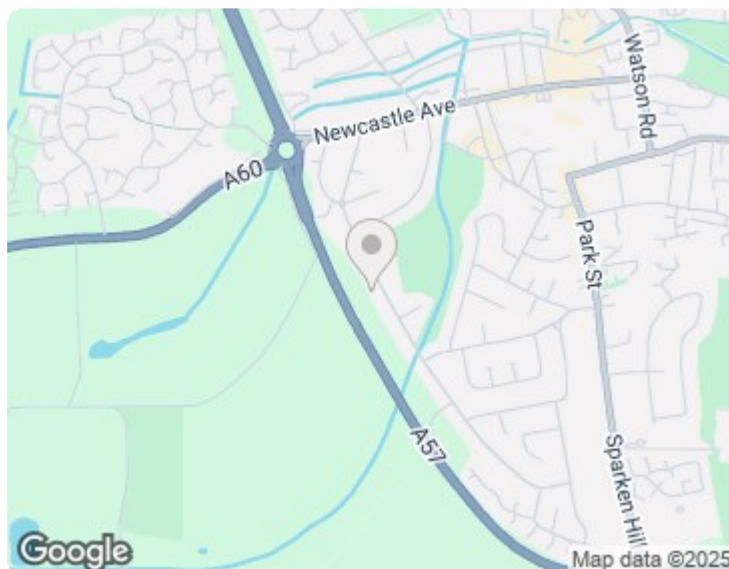
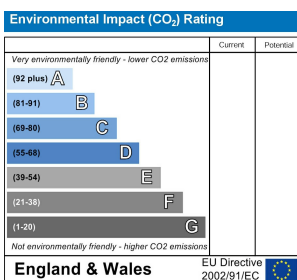
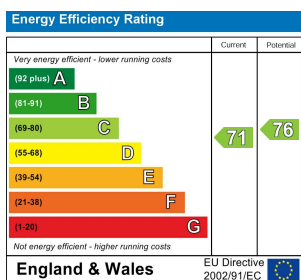
(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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