



**8 Westmorland Drive, Costhorpe, Worksop
Nottinghamshire S81 9JT**

£240,000

GUIDE PRICE £240,000-£250,000

Set on a well-proportioned plot within a popular residential area of Costhorpe, this extended three-bedroom semi-detached home offers generous internal space, a redesigned entrance hall and a landscaped rear garden that provides both privacy and versatility. Thoughtfully improved by the current owners, the property features a bright front lounge, an impressive kitchen and dining extension, and a further family room with direct garden access. Upstairs, the home presents two well-sized double bedrooms, a good single room and a contemporary family bathroom. Outside, the property enjoys a landscaped rear garden with a raised pergola seating area, as well as a driveway and integral garage to the front, making it a practical and inviting home both inside and out.

- Three Bedroom Extended Semi Detached House
- Family Room With Skylights And Patio Doors
- Landscaped Rear Garden With Pergola Seating Area
- Redesigned Entrance Hall For A Larger Approach
- Utility Room With Garage Access
- Driveway Parking And Integral Garage
- Front-Facing Lounge With Feature Fireplace
- Ground Floor W/C

locating your ideal home



Ground Floor

Entrance Hall

The entrance has been reconfigured by the current owners to create a noticeably larger and more welcoming approach. The repositioned front door provides improved flow and a practical area for daily storage.

Lounge

A comfortable, front-facing lounge offering a peaceful spot for everyday living. The feature fireplace and soft décor make this a cosy retreat from the main family areas.

Kitchen

The extended kitchen is fitted with modern cabinetry, integrated appliances and stylish work surfaces. A breakfast bar links naturally into the dining space, forming a sociable heart of the home.

Dining/Family Extension

Situated between the kitchen and family room, the dining area provides generous space for a family table or corner dining setup. Its open feel enhances the flow of the extension. A standout room featuring skylights and patio doors that bring in exceptional natural light. With wide views and direct access to the garden, it's an ideal everyday living space.

Utility Room

A practical area with additional storage, plumbing and appliance space and a door leading into the garage. The utility also links to the downstairs WC and rear garden.

Downstairs W/C

A convenient cloakroom with a wash basin and WC, perfectly placed for family living and when using the garden.

Integral Garage

First Floor

Bedroom One

A generous double bedroom overlooking the front, with plenty of space for wardrobes and furnishings.

Bedroom Two

A second double bedroom positioned at the rear of the home, offering a calm and private outlook over the garden.

Bedroom Three

A bright single bedroom ideal for a child, nursery or home office.

Family Bathroom

Modern in style, with marble-effect tiling, a panelled bath with shower over, wash basin and WC. Finished with a chrome towel radiator.

Outside

Rear Garden

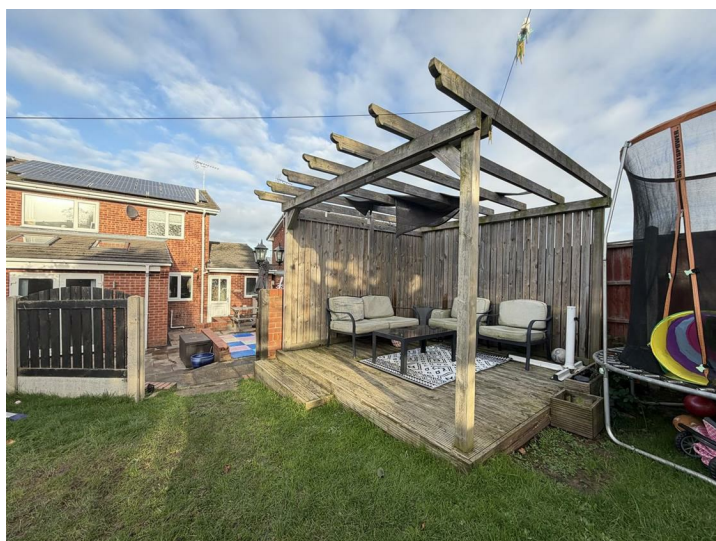
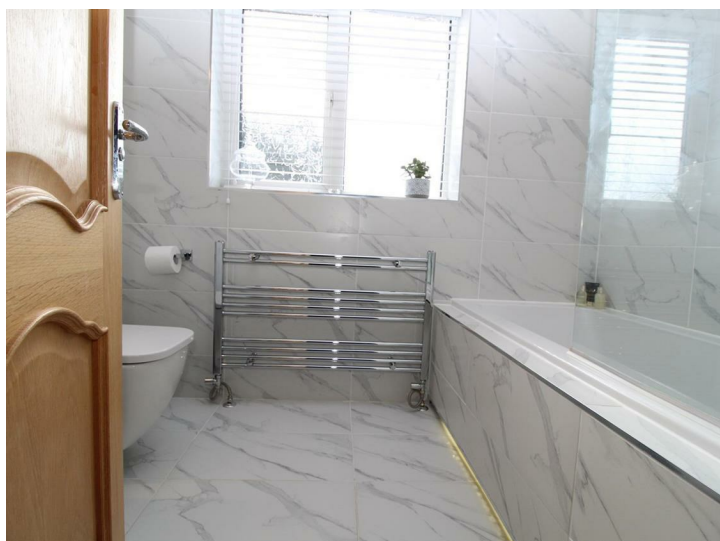
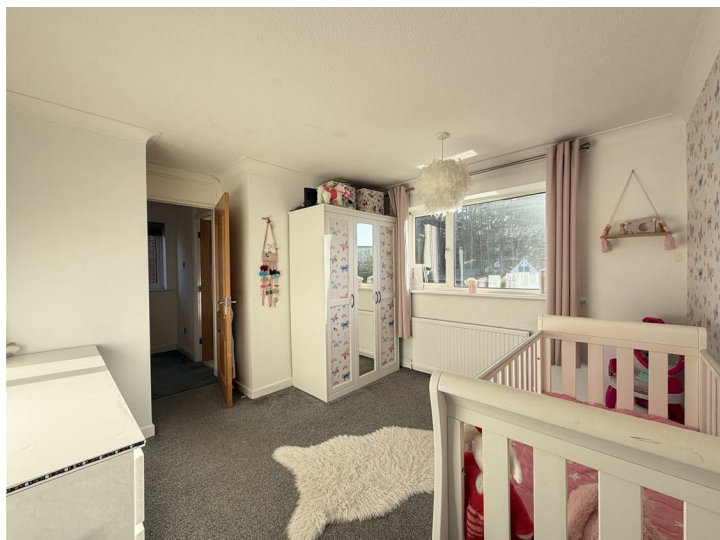
Beautifully landscaped to combine lawned areas with a raised decked section topped with a pergola, creating a lovely setting for outdoor seating and relaxation.

Front Elevation

The frontage includes driveway parking for multiple vehicles and access to the integral garage, providing useful additional storage or potential for future adaptation.

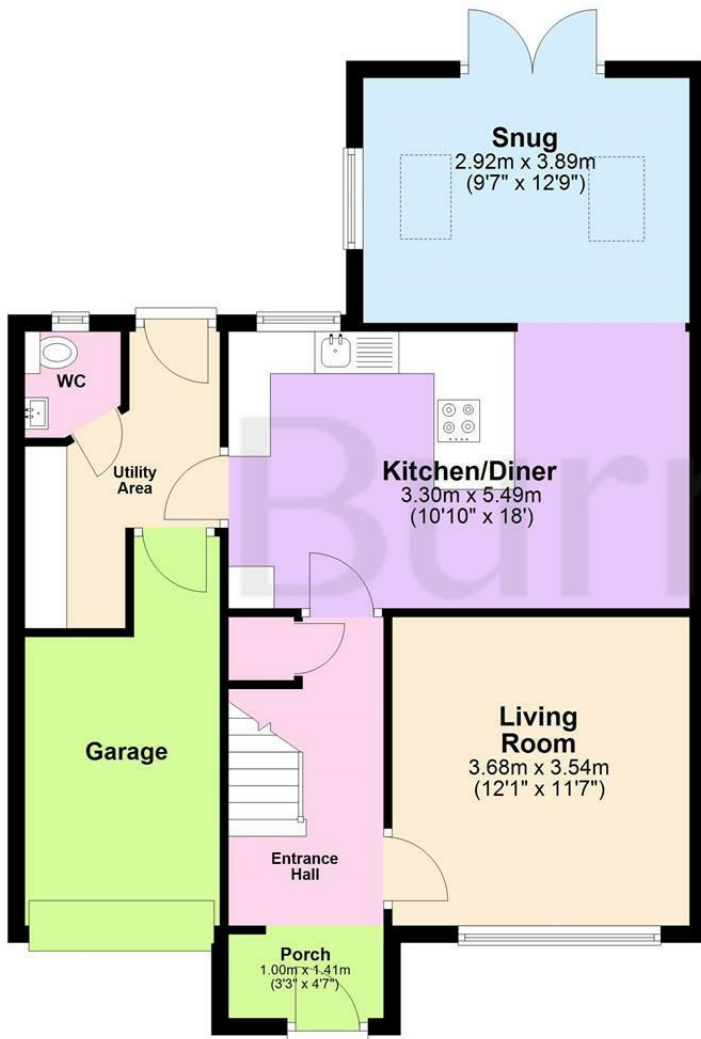


Tel: 01909 475111



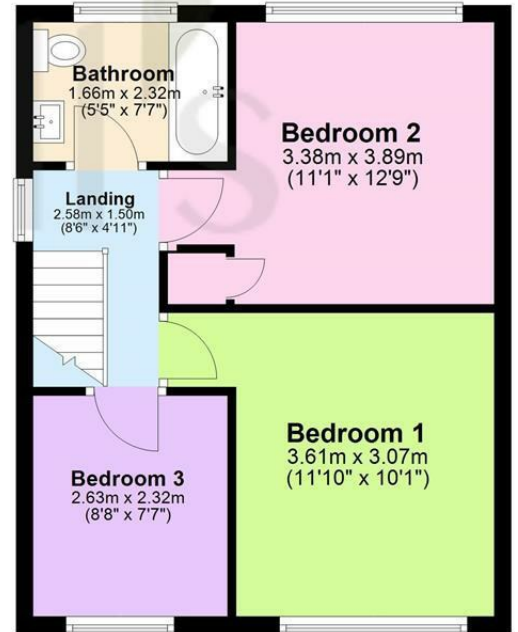
Ground Floor

Approx. 69.3 sq. metres (745.9 sq. feet)



First Floor

Approx. 38.9 sq. metres (418.9 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 | |
| 81 | 82 |
| 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.

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