



27 Carrion View, Worksop S81 8UZ

Offers over £250,000

For sale is this immaculately presented and very deceptive three bedroom detached family home, boasting a generous size rear garden, ample driveway and garage. This impressive property occupies an envious cul-de-sac position within this highly sort after residential development in Gateford and benefits from easy access to local amenities including shopping facilities, local schools, public transport links, A1/A57 and the M1 motorway network. This incredibly desirable residence provides tastefully presented and spacious living accommodation briefly comprising: An inviting entrance hall, ample living & dining space with a generous lounge alongside a fitted kitchen and cloakroom/WC. To the first floor there are three double bedrooms, en suite shower room and stylish family bathroom. Outside offers attractive gardens, driveway and a garage! Early viewing is advised to avoid missing out on this perfect home!

- Detached
- Three Good Size Bedrooms
- Stylish Bathroom & En Suite Shower Room
- Garage
- Off Road Parking
- Downstairs WC
- Well Presented Throughout
- Newly Fitted Kitchen With Integrated Appliances

locating your ideal home



Entrance Hall

With a front facing Upvc entrance door, central heating radiator, laminate flooring, power point and stairs leading to the first floor accomodation.

Cloakroom

With WC, pedestal wash hand basin, central heating radiator, laminate flooring and a side facing double glazed window.

Lounge

15'1" x 9'8" (4.60m x 2.97m)

A well proportioned living space with a front facing double glazed bay window, side double glazed window, central heating radiator, laminate flooring, power points, TV point. The focal point of the room is a feature fire place housing the gas fire.

Kitchen/Diner

16'02 x 3'02 (4.93m x 0.97m)

A modern fitted kitchen having a range of high and low level units with underneath lighting, granite worktops and upstand, inset one and a half bowl sink with mixer tap. Integrated electric hob, oven with stainless steel cooker hood and extrator fan, further integrated appliances including dishwasher, washing machine, fridge and freezer. Power points, rear and side facing double glazed windows, a side facing Upvc door opening onto the beautiful landscaped garden. Further to the room is a dining area with central heating radiator, understairs storage cupboard and laminate flooring.

First Floor-Landing

With loft access, storage cupboard and a rear facing double glazed window.

Bedroom One

14'0" into recess x 9'8" (4.27m into recess x 2.97m)

With a front facing double glazed window, power points, central heating radiator, two built in mirrored wardrobes and door to en suite shower room.

En Suite

A three piece suite comprising shower enclosure, pedestal wash hand basin, WC, heated towel rail, complementary tiling and double glazed window.

Bedroom Two

12'4" into recess x 10'2" (3.78m into recess x 3.12m)

With a front facing double glazed window, power points, built in storage cupboard and a central heating radiator.

Bedroom Three

9'1" x 7'4" (2.79m x 2.26m)

With a rear facing double glazed window, power points and central heating radiator.

Family Bathroom

A three piece family suite comprises; bath with shower over and screen, pedestal wash hand basin, WC, complementary tiling, heated towel rail and double glazed window.

External

To the front of the property is a driveway, lawn garden with access to the garage and to the side of the property with secured gated access.

To the rear is a generous, delightful low maintenance rear garden with Indian stone patio area incorporating an astra turf lawn and access to the garage.

Garage

With power, lighting and access to the rear garden.

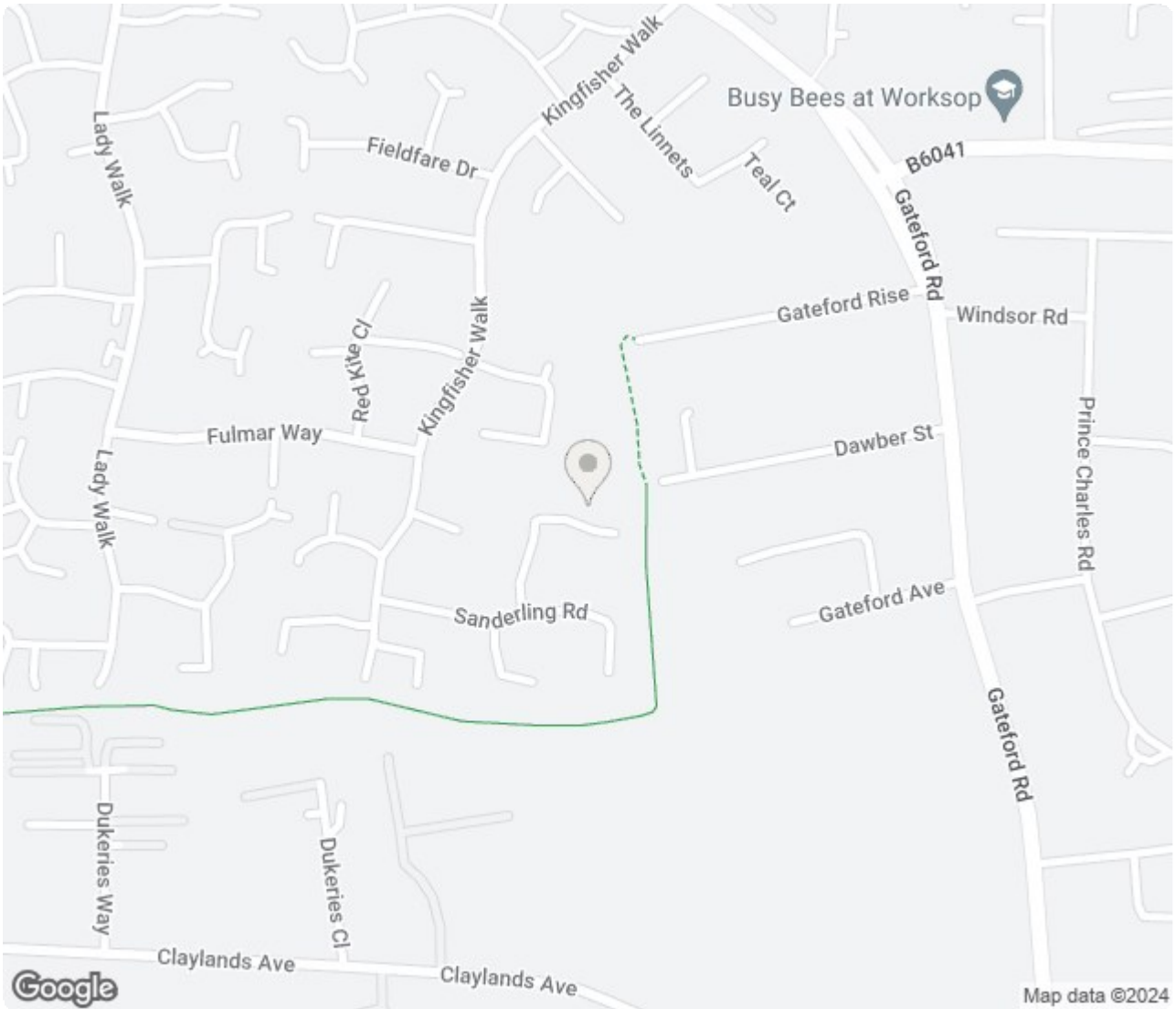


Tel: 01909 475111



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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	EU Directive 2002/91/EC	71	82

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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