



**24 Hewer Drive, Worksop
Nottinghamshire S81 9GD**

Guide price £190,000

***GUIDE PRICE £190,000 - £200,000 ***

For Sale is this immaculately presented three bedroom semi detached home within a popular development on The Pavilion, Costhorpe, Worksop. In brief the property consists of; Entrance hall giving access to the stairs, door leading through to the lounge, downstairs w/c, kitchen which has french door leading onto the rear garden with has woodland views. To the first floor are three bedrooms and a family bathroom. This property has the benefit of 9 years LABC Warranty giving you peace of mind. Comes with No Onward Chain.

- Semi Detached House
- High Specification
- No Onward Chain
- Three Bedrooms
- 9 Years LABC Warranty
- Downstairs W/C
- Woodland Views To The Rear

locating your ideal home



Entrance Hall

Composite front door leading into the entrance hall giving access to the stairs, door leading through to the lounge.

Lounge

Upvc window to the front elevation, gas central heating radiator, storage cupboard.

Kitchen

Contemporary matching wall and base units with laminate worktop, induction hob, electric fan oven, extractor hood, built in fridge/freezer, dishwasher. Stylish herringbone laminate flooring, spotlights to ceiling.

Downstairs W/C

Low flush w/c, vanity sink, herringbone laminate flooring.

First Floor

Master Bedroom

Upvc window to the rear elevation, gas central heating radiator.

Bedroom Two

Upvc window to the front elevation, central heating radiator.

Bedroom Three

Upvc window to the front elevation, central heating radiator.

Family Bathroom

Three piece bathroom suite with consists of; enclosed bath with shower over bath with waterfall shower feature, glass shower screen, vanity sink with storage, electric mist free mirror, spotlights to ceiling, vinyl flooring.

Outside

Rear Garden

Fully enclosed rear garden mainly laid to lawn, woodland views to the rear, outside tap and dusk to dawn lighting. Access to the front via side gate.

Front Elevation

To the front the property has driveway with parking for two cars.





Ground Floor



First Floor



Energy Efficiency Rating	
Current	Potential
83	95

Very energy efficient - lower running costs

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(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

Environmental Impact (CO ₂) Rating	
Current	Potential

Very environmentally friendly - lower CO₂ emissions

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Not environmentally friendly - higher CO₂ 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 laundering 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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