

David Hawke

PROPERTY SERVICES

84 Bridge Street, Worksop, Notts. S80 1JA
email: enquiries@davidhawke.co.uk
www.davidhawke.co.uk

Telephone: (01909) 531 450

Fax: (01909) 531 451



Ref:- P396



**10 PLOVER DENE, WORKSOP, NOTTS.
S81 8UD**

Price £195,000

**Opening Times: Monday to Friday 9 am to 5:30 pm and
Saturday 9 am to 2 pm**

CHARTERED VALUATION SURVEYORS,
AUCTIONEERS & ESTATE AGENTS

Principal David J.M. Hawke FRICS, - Chartered Surveyor. Associate: Val Casey

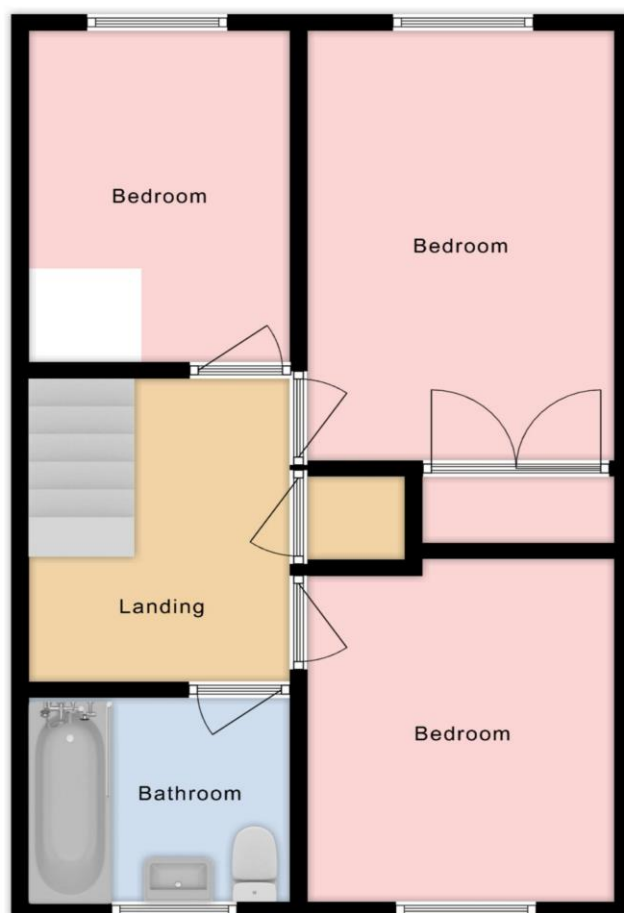
DESCRIPTION

OCCUPYING AN EXCELLENT POSITION TUCKED AWAY AT THE END OF THIS POPULAR RESIDENTIAL CLOSE AND WITH ITS OWN DRIVEWAY/TURN AROUND SPACE ETC TO THE FRONT, THIS IS A VERY WELL FITTED AND IMMACULATEDLY DECORATED THREE BED DETACHED PROPERTY WITH SOUTH EAST FACING REAR GARDEN WHICH IS WELL ENCLOSED WITH EXTENSIVE PATIO AREAS ETC.

THE PROPERTY HAS FULL UPVC DOUBLE GLAZING, GAS FIRED CENTRAL HEATING, A FINE STANDARD OF FITTINGS AND DÉCOR. IMPROVEMENTS THAT HAVE BEEN CARRIED OUT RECENTLY INCLUDE A REPLACEMENT BAY WINDOW TO THE LOUNGE, REFURBISHED AND REFITTING'S OF THE BATHROOM INCLUDING TILING AND SHOWER ETC.

PLOVER DENE IS SITUATED OFF LADY WALK, JUST A MINUTES' DRIVE FROM WORKSOP BYPASS, 10-15MINUTES FROM BOTH THE A1/M1 INTERSECTIONS.

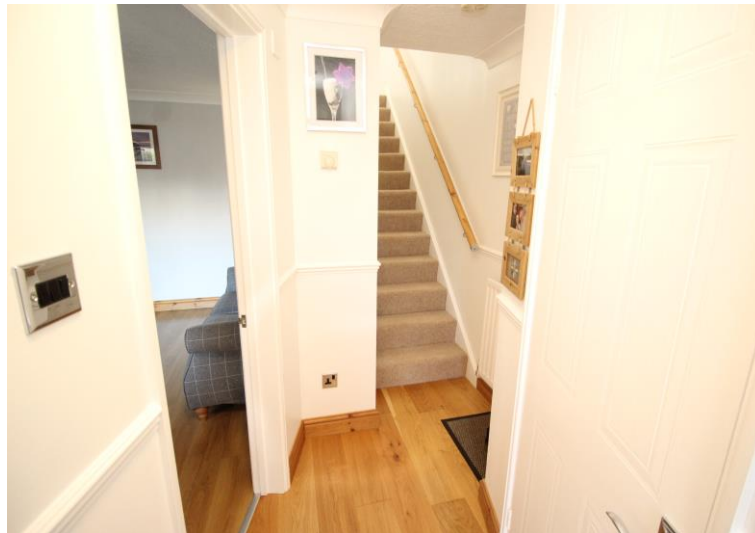
THE PROPERTY IS PROTECTED BY AN ALARM SYSTEM.



ACCOMMODATION

ENTRANCE HALL

Feature entrance door. Engineered oak flooring, central heating radiator and half height dado rail.



DOWNSTAIRS TOILET

Low flush w/c, corner wash basin, tiled splash backs, central heating radiator and continued flooring.

LOUNGE 4.98m including bay x 3.79m (16' 4'' x 12' 5'')

Pebble and flame effect electric fire in feature fire surround in oak, feature hearth and concealed lighting in the surround.



DINING ROOM 3.18m x 2.85m (10' 5'' x 9' 4'')

Oak flooring and central heating radiator. French windows opening onto the extensive Indian stone patio.



EXCELLENT FAMILY BREAKFAST/DINING KITCHEN 4.9m x 3.15m reducing to 1.85m (16' 1'' x 10' 4'') (6' 1'')

Kitchen Area

Fine range of units comprising; stainless steel sink unit, drawers, cupboards, worktops, high level cupboards. Stoves four burner gas hob with extractor above and oven below, extensive tiling to splash backs, feature laminate flooring, under stairs store place, half height dado rail, laminate flooring that continues through to the Breakfasting/Dining Area.

Breakfasting/Dining Area

Central heating radiator. Internal access to the Garage.





Breakfast Kitchen

REAR UTILITY/ ENTRANCE LOBBY

Worktops, plumbing for automatic washing machine, tiling to splash backs and wall mounted gas central heating boiler. Door opening onto the rear patio and garden.

ON THE FIRST FLOOR

LANDING

Cylinder airing cupboard. Access to roof space.

FRONT BEDROOM ONE 3.89m x 2.54m (12' 9" x 8' 4")

Central heating radiator, laminate flooring, built in double wardrobe.



REAR BEDROOM TWO 3.07m x 2.77m (10' 1'' x 9' 1'')

Central heating radiator.



BEDROOM THREE 3.07m x 2.21m (10' 1'' x 7' 3'')

Laminate flooring, central heating radiator.



QUALITY BATHROOM

White suite panelled bath with electric shower above, shower screen, wash basin vanity unit with double cupboard under, low flush w/c, fully tiled walls, tiled floor to match and vertical chrome towel rail/radiator.



OUTSIDE

To the front there is good driveway with parking space and access to the garage, additional turn around area, pebbled area to the front of the property, flower and shrubbery borders with hedging, small grassed area etc. The property is situated at the very end of the cul-de-sac. There is an outside power point, path to the side of the property with a gate through to the rear patio.

To the rear there is a full width Indian stone patio, garden area with lawn, flower and shrubbery borders, well fenced and contained, faces South East and enjoying all day sun. Outside tap, outside light and gate to the other side leading to storage area to the side of the house.



GARAGE 5.33m x 2.59m (17' 6" x 8' 6")

Up and over door, electric light and power laid on, access to useful roof storage space.

Viewing Arrangements

Contact the Agents, 01909 531450

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Free Valuation without Obligation

Now is probably the best time to take advantage of a free valuation and marketing advice on your home (Worksop and district), by a qualified person and without any obligation or charge. Telephone (01909) 531450 for an appointment.

We go the extra mile by demonstrating that we:-

- 1) We are Open 6 Days a Week*
- 2) Offer a No Contract Tie in Period*
- 3) We are the ONLY agent advertising every week in the Worksop Guardian (your property will be advertised every fortnight)*
- 4) We provide upgraded listings and displays on major websites including Rightmove, Zoopla, OnTheMarket, David Hawke Property Services, property today*
- 5) Our Fees are All inclusive with no extra to pay*
- 6) We are General Practice Chartered Surveyors, Auctioneers and Estate Agents with fully trained staff*

*7) We have an Associate Company 'The Mortgage Shop' –
providing the best deal from the 'whole of market' with free
advice without obligation or initial charge*

8) Finally, we guarantee a sale success or its No Sale – No Charge

9) We provide a FREE EPC on instruction (subject to terms)

**It's your successful sale or purchase at stake so please feel free to
compare our service, and if selling no one is faster at getting your
house on the market**

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PLEASE NOTE: Some Photos may have been taken with a wide angled lens.

FIXTURES & FITTINGS:

Please note only the items specifically described in these particulars are included in the sale

SERVICES:

David Hawke Property Services are Agents acting for the owner of this property.

We wish to make it clear that we have not checked any services\appliances including central heating etc., and prospective purchasers therefore should understand it is their responsibility if they wish to check services or appliances through contractors, engineers, surveyors etc. prior to exchanging contracts.

If a property is unoccupied at anytime the purchaser should note there may be reconnection charges for any switched off\disconnected or drained services or appliances.

INFORMATION PROVIDED IN THIS BROCHURE:

We endeavour to make our Sales Details accurate and reliable but they should not be relied upon as statements or representations of fact and do not constitute any part of an offer or contract. The seller does not make or give, nor do we or our employees or consultants have authority to make or give any representation or warranty in relation to the property. All statements therefore contained in these particulars with regard to this property are made without responsibility on the part of David Hawke Property Services or the vendors or lessors.

If there is any point which is of particular importance to you prior to viewing and you require further clarification please contact us. This may be particularly important if you are travelling some distance to view.

We would recommend that information we provide about the property is confirmed by yourself on inspection or by your advisors, conveyancer, surveyor etc. The information may have been prepared

sometime ago and measurements on the property are approximate only (probably only accurate within about 6 inches) and are for guidance purposes and should not be relied upon as accurate. This means that you should verify the dimensions carefully before ordering carpets or any built in furniture for example.

David Hawke Property Services are Chartered Surveyors and Estate Agents and are members of the The Property Ombudsman (TPO), which is part of our complaints handling procedure within our company. Any complaints should initially be addressed to David Hawke Property Services.

AT DAVID HAWKE PROPERTY SERVICES:-

*WE AIM TO BE DIFFERENT!

*CLIENTS BUYING AND SELLING HOMES NEED GUIDANCE

*THIS IS GIVEN BY US FREE AND WITHOUT OBLIGATION

At David Hawke Property Services OUR AIM IS TO MAKE BUYING AND SELLING HOMES AS STRAIGHT FORWARD AND AS SUCCESSFUL AS POSSIBLE.

To do this you need to talk to us with any offer or concerns and we in turn will keep the owner fully informed. We will update you and help you in anyway to successfully purchase your new home. Telephone us today on 01909 531450

THE SUCCESSFUL SELLING TEAM - PAST, PRESENT AND FUTURE!!

PLEASE SEE BACK PAGE



NEIL MILLS @ “THE MORTGAGE SHOP”

The Mortgage Shop is a “ONE STOP” source for all mortgages and insurances and provides totally unbiased and impartial advice without obligation. This is the easiest way to ensure you are matched with the most suitable mortgage over the years to come.

Ask to see The Mortgage Shop or Telephone 01909 531450 for us to put you in touch.

*Giving you the best
advice also helps us to
make sure your new
home purchase
proceeds as smoothly
as possible!*

Please Note:

Your home may be repossessed if you do not keep up repayments on your mortgage.

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We get results!

SOLD

SUBJECT TO CONTRACT

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01909 531450

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- Total commitment from people who own the business and who's reputation depends on it
- Best sale price and best chance to move



David Hawke
Principal/Valuer



Val Casey
Associate/Sales Manager



Donna Clarke
Valuations & Sales Advisor



Tom Lavin
Assistant to The Mortgage Shop and Sales Advisor



Becky Walters
General Admin and PA



Aimee Sykes
Sales Admin and Progression



Neil Mills
Independent Mortgage Advisor for The Mortgage Shop



Ian Rushton
Accompanied Viewer

Talk to us now

Together we'll make it happen



RICS



The Property
Ombudsman

84 Bridge St, Worksop, Notts S80 1JA • Chartered Valuation Surveyors, Auctioneers & Estate Agents

Call 01909 531450 www.davidhawke.co.uk