

# David Hawke

PROPERTY SERVICES

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This is a draft brochure not yet approved by the Vendors. Therefore it is possible information and items may be altered.

**Ref:- S2361**



**71 SOUTH PARADE, WORKSOP, NOTTS,  
S81 0BS**

**Price £215,000**

**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**

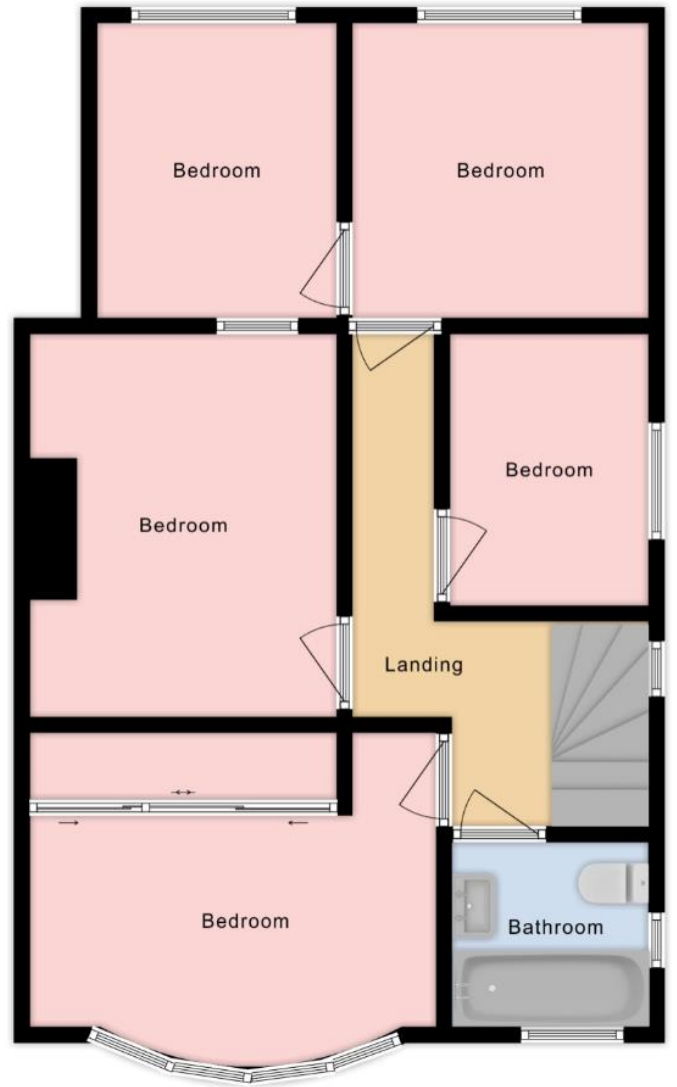
THIS IS A SUBSTANTIALLY EXTENDED FOUR BEDROOM SEMI DETACHED FAMILY HOME THAT BOASTS A TRULY IMPRESSIVE AND COHESIVE OPEN PLAN FAMILY LIVING AREA TO THE GROUND FLOOR THAT CONNECTS BEAUTIFULLY WITH THE LARGE, NOT OVERLOOKED SOUTH FACING GARDEN TO THE REAR.

THE PROPERTY HAS BEEN EXTENDED TWICE OVER THE LAST FIVE YEARS BOTH TO THE GROUND AND FIRST FLOORS AND OFFERS EXCELLENT VERSATILE FAMILY ACCOMMODATION ARRANGED AS FOLLOWS: ENTRANCE HALL, GROUND FLOOR W/C, FRONT LOUNGE, GROUND FLOOR SHOWER, KITCHEN OPENING INTO FANTASTIC DINING / FAMILY ROOM, 'ORANGERY EXTENSION', FOUR BEDROOMS TO THE FIRST FLOOR, OFFICE/ DRESSING ROOM AND FAMILY BATHROOM.

FURTHER ATTRIBUTES TO THE PROPERTY INCLUDE GAS FIRED CENTRAL HEATING WITH BAXI COMBI BOILER (FITTED APPROX. TWO YEARS AGO), SECURITY ALARM SYSTEM, DOUBLE GLAZING, DRIVEWAY PARKING TO THE FRONT, GOOD SIZED GARDEN WITH LARGE WOODEN CABIN OFFERING VERSATILE FAMILY SPACE/ WORKSHOP/ GYM ETC.

THE PROPERTY IS SITUATED IN A DESIRABLE RESIDENTIAL AREA OF WORKSOP, CONVENIENT FOR ACCESS TO LOCAL SCHOOLS, BASSETLAW HOSPITAL AND THE VARIOUS ARRAY OF SHOPS AND AMENITIES AVAILABLE IN THE TOWN CENTRE. THERE ARE EXCELLENT ROAD TRANSPORT LINKS TO ACCESS THE LARGER TOWNS AND CITIES IN THE REGION.

THIS IS A GREAT FAMILY HOME THAT MUST BE VIEWED TO BE APPRECIATED.



## ACCOMMODATION

### ENTRANCE HALL

Composite panel entrance door with two glazed sections, covered central heating radiator, feature ceramic tiled flooring, recessed electric spotlights and useful under stair cupboards.

### GROUND FLOOR W/C (Situated under the stairs and fitted approx. two years ago)

Low flush w/c, wall mounted wash hand basin, ceramic tiled walls, ceramic tiled flooring and extractor.



### LOUNGE 4.6m to bay x 3.68m (15' 1'' x 12' 1'')

Double glazed bay window to front, central heating radiator, timber fire surround and mantel, tiled hearth and solid fire stove.



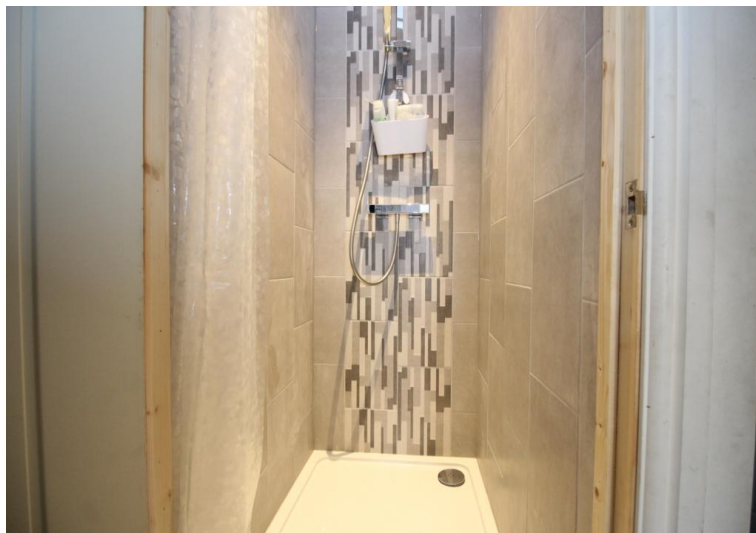
**LOVELY KITCHEN 4.5m x 2.46m (14' 9" x 8' 1")**

Opening to impressive rear extensions, extensive range of floor and wall mounted cupboard and drawer units, timber work surfaces, inset one and a half bowl sink unit, mixer tap, ceramic tiled splash backs, Beko electric range cooker, extractor over, recesses for washing machine and dish washer, recessed LED spotlights, feature ceramic tiled flooring continues and UPVC glazed side door.



**GROUND FLOOR BUILT IN SHOWER (fitted approx. two years ago)**

Recently fitted shower cubicle with fully tiled walls, built in shower unit and head, extractor and LED spotlight.



**EXCEPTIONAL OPEN PLAN DINING/ FAMILY ROOM EXTENSION 5.59m x 4.98m reducing to 4.45m (18' 4" x 16' 4" reducing to 14' 7")**

Double glazed window to side, timber and glazed bifold doors to further extension, central heating radiator, feature ceramic tiled flooring, useful two double door storage cupboards, Baxi gas combi boiler and opening into kitchen and orangery.



**ORANGERY “EXTENSION” 4.9m x 3.91m (16’ 1” x 12’ 10”)**

Roof window, large sliding double glazed doors to rear garden and patio, central heating radiator and ceramic tiled floor.



**ON THE FIRST FLOOR**

**STAIRWELL/ LANDING**

Access from entrance hall, loft hatch and double glazed window to side.

**FRONT BEDROOM ONE** 3.79m x 3.61m (12' 5'' x 11' 10'')

Double glazed bay window to front, built in sliding door wardrobe and central heating radiator.



**SIDE BEDROOM TWO** 2.46m x 1.77m (8'1'' x 5'10'')

Double glazed window to side and central heating radiator.





**EXTENDED REAR BEDROOM THREE 2.72m x 2.67m (8' 11" x 8' 9")**

Double glazed window to rear and central heating radiator.



**EXTENDED REAR BEDROOM FOUR 2.67m x 2.16m (8' 9" x 7' 1")**

Double glazed window to rear and central heating radiator.



**OFFICE/ DRESSING ROOM 3.45m x 2.52m (11' 4" x 8' 3")**

Used as an additional bedroom by the vendors, this room adds versatility and is connected to bedroom four by a doorway opening, central heating radiator.



**FAMILY BATHROOM**

Three piece suite comprising of panel bath, Mira electric shower over, low flush w/c, pedestal wash hand basin, ceramic tiled walls, ceramic tiled flooring, chrome towel radiator and extractor.



## **OUTSIDE**

### **To the front**

Dropped curb allowing access to block paved driveway allowing parking for two vehicles, brick boundary walls to front and side, conifer hedging, path to the right of the property to access the rear garden via two security gates.

### **To the rear**

Large South facing rear garden connects beautifully with the 'orangery extension' and an extensive Indian stone patio is perfectly placed to absorb the sun and benefits from not being overlooked. The garden is fully enclosed and contained. There is an artificial lawned section, useful timber store/ utility room with power supplied. The garden extends some distance beyond a large wooden cabin and is mainly laid to lawn.



**Rear garden**



**Rear of the property**



**Rear of the property**



**Rear garden**



**Rear garden**

**WOODEN CABIN 8.26m x 2.24m (27' 1" x 7' 4")**

Accessed by large side doors from the garden, the cabin is fully insulated with power and lights supplied. It is currently fitted out as a gym by current owners but could be a large versatile space for the prospective purchaser.



**Viewing  
Arrangements**

Contact the Agents, 01909 531450

26/04/2021

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75   c
55-68	D	66   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 inturn 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!*

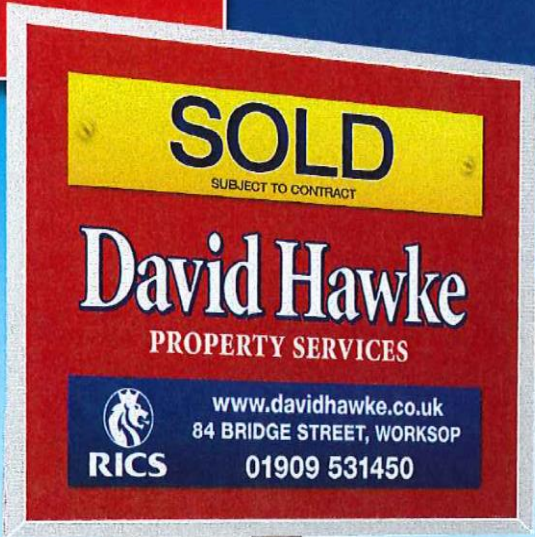
Please Note:

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





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- 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

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