



DOLES LANE | WHITWELL | WORKSOP | S80 4SW

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ONE TO CALL HOME!... This stunning four-bedroom detached property will make the perfect home for one lucky family! Step through the front gate and be instantly taken in by the sizeable driveway providing off-street parking, together with the handy double garage.

Step into the entrance hallway where you'll have access to the lovingly decorated living room which benefits from a feature fireplace, creating a warm and cosy atmosphere in those winter months. As well as a neutral colour palette adding a light and airy feel which we are sure you'll love. Just next door hosts a versatile dining room which boasts an abundance of space for family gatherings. Both reception rooms even have the added benefit of French doors leading into two conservatory's, where you'll find additional space for you to unwind and admire the beautiful garden view. Now let's take a walk through the wonderfully presented kitchen which comes complete with neutral toned units, cabinets and a range of integrated appliances, a great spot to cook up some homely meals! You can even invite friends and family over for dinner with plenty of space for a dining table and chairs! Completing this floor is a handy utility room with a Belfast sink and extra storage. As well as a condensing gas boiler for central heating.

Now let's head on upstairs to the light and airy landing where you have access to four well-sized bedrooms, all of which have been kept to a great standard. The master bedroom even has the added benefit of a dressing room and a marvellous en-suite facility with an appealing design and tiling! Complete with a family bathroom comprised of a low flush WC, pedestal wash basin and panelled bath.

The gorgeous, south facing rear garden reflects this property perfectly, where you'll find solar panels, maintained lawn and ample space for a patio set to enjoy! This space also comes with a fence surround adding privacy, together with distant landscape views over Whitwell and beyond.





Kitchen 13'0" x 14'2"

Fitted with neutral wall and base units, work surface, double integrated oven, extractor fan, tiled splash back, inset sink and drainer with a mixer tap above, integrated appliances including a dishwasher, wine cooler, fridge freezer and double oven.

Dining Room 11'8" x 14'2"

With laminate flooring, central heating radiator, coving and French doors leading to the conservatory.

Conservatory 8'11" x 11'10"

With surrounding windows, laminate flooring, radiator and French doors leading outside.

Living Room 14'4" x 20'3"

With laminate flooring, central heating radiator, coving, feature fireplace and window to both the front and rear elevation.

Conservatory 8'11" x 11'10"

With tiled flooring, surrounding windows and French doors leading outside.

Utility 7'7" x 8'10"

With neutral cabinets providing additional storage, work surface, Belfast sink, central heating radiator and window to the front elevation.

WC

With laminate flooring, low flush WC, wash hand basin with vanity storage, chrome heated towel rail and an opaque window to the front elevation.

Bedroom One 13'4" x 14'4"

With carpet to flooring, central heating radiator, fitted wardrobes, coving and window to the rear elevation. Along with an en-suite facility.



En-Suite 7'1" x 11'2"

Complete with a panelled bath, low flush WC, wash hand basin with vanity storage, enclosed shower, wall to ceiling heated towel, floor and wall tiling. With down lights and an opaque window to the front elevation.

Bedroom Two 9'10" x 14'4"

With carpet to flooring, central heating radiator, built-in wardrobes, window to the front and rear elevation.

Bedroom Three 10'0" x 10'5"

With carpet to flooring, central heating radiator, built-in wardrobe and window to the rear elevation.

Bedroom Four 9'7" x 10'0"

With carpet to flooring, central heating radiator, built-in wardrobe and window to the rear elevation.

Bathroom 6'4" x 7'1"

Complete with a panelled bath, low flush WC, pedestal sink, full height tiling, down lights, wall to ceiling chrome heated towel rail and an opaque window to the front elevation.

Outside

With a block paved driveway to the front elevation providing ample off-street parking, together with a detached double garage with fuse box, an electric roller door and double electric insert socket plugs. There is a spacious garden to the rear with steps leading down to a maintained lawn and patio. Along with a greenhouse, mature trees and a fence surround. With solar panels for heating hot water, four outside water butts and 2X2 sets of outside waterproof plugs situated by the conservatories.





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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is given on the total square footage of the property if quoted on this plan.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	78
(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	

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