

## Argyle Close, Warsop, Nottinghamshire, NG20 0JH



**£240,000 Freehold**



This detached house is situated on its own plot of land at the end of the road over looking the River Meden and is for sale with NO UPWARDS CHAIN. Upon entering the home, you step into a bright hallway with stairs to the first floor, downstairs wc and access to the lounge. To the front of the property, there is a comfortable living room with large bay windows providing plenty of natural light and views of the front yard and Carr Bank park. The living room has a fireplace, creating a cozy focal point during colder months. A door leads into the beautifully fitted kitchen breakfast room with fully integrated appliances and a rear porch as well as a formal dining room, ideal for hosting dinner parties or family gatherings. The dining room connects seamlessly to the kitchen, making it convenient for serving meals and opens onto the garden via Patio doors. To the first floor are two double bedrooms both with fitted wardrobes and a smaller third bedroom as well as a fully fitted four piece suite bathroom. Externally the property has a beautiful front garden, long driveway for 2-3 cars and a detached garage and the rear garden has a beautiful patio and large flower bed. EPC=C

## Entrance Hallway 9'7" x 3'1"

Stepping through newly fitted composite door into the hallway which has stairs to the first floor, full length opaque window to the side and radiator.

## Wc 4'9" x 2'6"

Fitted with a wc and wash hand basin set in vanity cupboard with fully tiled walls, vinyl flooring and a window to the side elevation.

## Lounge 15'11" x 9'10"



A great sized lounge with beautiful bay window to the front elevation, fireplace with tiled hearth and splash back and centric mantel piece fitted with an electric fire. There is plenty of space for a dining table in here and also a window to the side elevation and radiator under the bay window.

## Kitchen 9'0" x 16'0"



Recently upgraded to have a beautiful pebble coloured kitchen with a range of wall and floor units to include a breakfast bar. The kitchen has been fitted to include; stainless steel Belfast style one and a half bowl sink and drainer with mixer tap, integrated Hot Point washing machine, Lamona slimline dishwasher, four ring gas hob with black glass splash back and stainless steel extractor, brand new and unused double Belling oven and space for a wide fridge freezer. The breakfast bar has a pop up extension cable, and tall cupboard with pull out shelving. Having tiled splash backs to the kitchen area, ceramic tiled flooring, radiator and window to the rear and side elevation.

## Dining Room 14'0" x 11'11"



An extension to the Pringle floor plan but giving an extra room with window to the die and patio doors opening onto the rear garden.

## Rear Porch 2'10" x 3'4"

With a continuation of ceramic flooring and upvc door to the garden.

## Stairs & Landing

With window to the side and access the to the loft.

## Bedroom One 13'3" x 8'1"



With fitting wardrobes spanning the length of the room and with laminate wood effect flooring, radiator and window to the rear elevation.

## Bedroom Two 11'11" x 9'2"



A second double bedroom with fitted wardrobes, radiator and window to the front elevation.

## Bedroom Three 8'11" x 6'8"



With cupboard fitted over the stairs, radiator and window to the front elevation.

## Bathroom 7'7" x 5'11"



A modern fitted bathroom with four piece suite comprising wc, wash hand basin set in vanity cupboard, bath and a shower cubicle with rainfall shower. With part tiled walls, vinyl flooring, chrome heated towel rail and window to the rear elevation.

## Garden



Stepping out of the upvc door from the rear porch onto paved patio area which to the right hand side of the property has access gate to the driveway and garage, leading around the property to the garden is a continuation of the patio area and this turns into large decorative flower bed and space for outside shed.

## Driveway & Garage

With ample off road parking and a detached single garage with up and over floor, power and light and side door into the garage.

## Front



A beautiful front garden which has been planted full of a variety of plants, hedges and trees. A pathway leads through the borders to allow access to the garden.

## Property Disclaimer

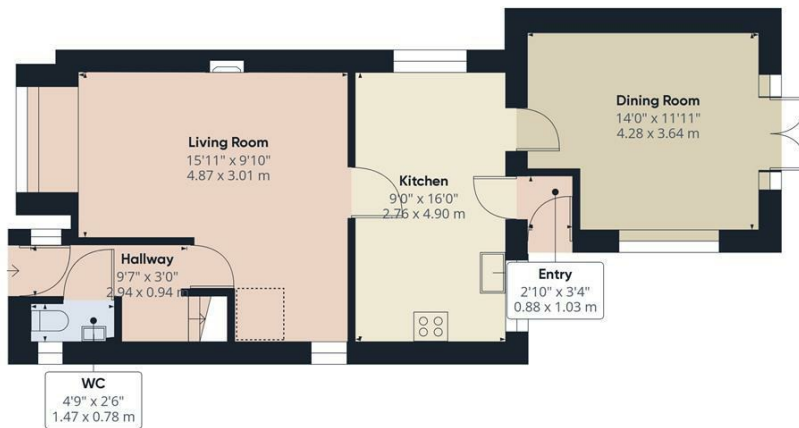
The Council tax band .... and EPC rating ....  
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NOTE Floor plans are for illustrative purposes only and are not drawn to scale. The position and size of doors, windows, appliances and other features are approximate only.  
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Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>

977.73 ft<sup>2</sup>  
90.83 m<sup>2</sup>

Reduced headroom

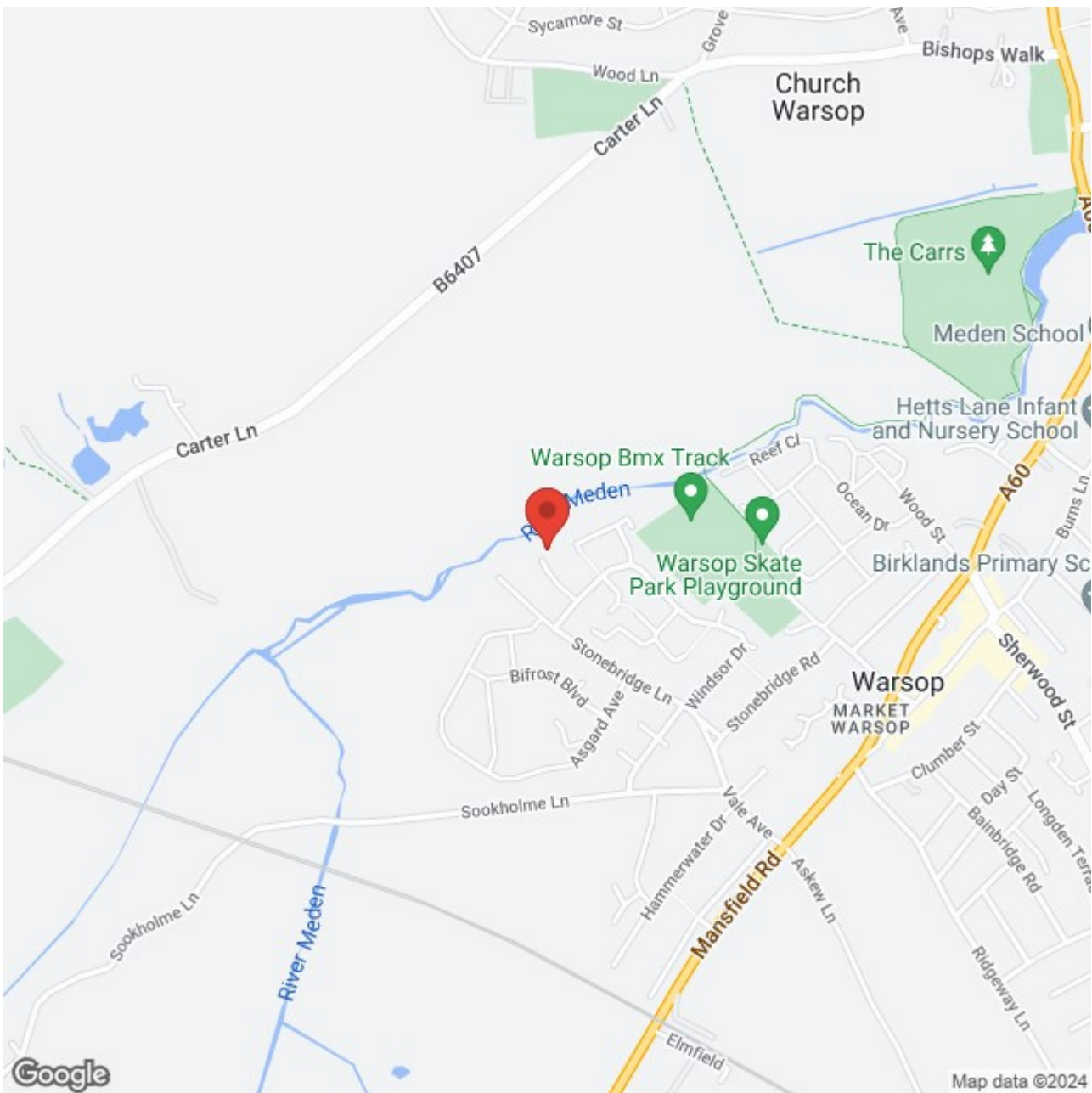
9.01 ft<sup>2</sup>  
0.84 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	