

# BURGIN ATKINSON

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upfront (inc VAT)  
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## 8 Southgate Bungalows

Whitwell, Worksop, S80 3EJ

**£285,000**



NO CHAIN- 3 BED SEMI DETACHED DORMER BUNGALOW - TWO RECEPTION ROOMS - TWO BATHROOMS - WELL PRESENTED - EXPANSIVE PLOT WITH FIELD VIEWS TO THE REAR - PARKING TO THE FRONT FOR AT LEAST TWO VEHICLES - DETACHED SINGLE GARAGE WITH ELECTRIC DOOR - EPC E



## Description

This three bedroom detached dormer bungalow is located in the popular area of Whitwell Common, Worksop. Within Whitwell village is a highly regarded Primary School, GP Surgery local shops and post office. The commuter is also well served with a train station in Whitwell village and the M1 motorway is just 4 miles away.

This charming accommodation begins with an entrance hallway, a double bedroom with fitted wardrobes and a single bedroom. You will then find the open plan living room comprising a bay window with views of fields which leads into the kitchen which is modernised and includes integrated oven, hob, fridge and freezer. The main bathroom is just off the kitchen, the bathroom is a 4 piece suite and the shower cubicle and toilet is separated from the jacuzzi bath and hand wash basin. Finally, the sun room is to the rear of the property with double sliding patio doors opening out on to the patio area as well as a door to the side of the property.

To the first floor the master bedroom features 3 Velux windows with views of fields and a tiled en suite with shower cubicle, toilet and hand wash basin.

Externally, the front of the property offers parking spaces for at least two cars, a lawned grass area and shared block paved drive access. To the rear garden there is a patio area and the rest is lawned, partially screened by a mature hedge. The size of the rear garden is large with field views which creates an ideal space for entertaining. A single detached garage is included with the property and has an electric powered door as well as a side door to the garden.

Viewings are advised for this property to appreciate the spacious yet homely feel.

**Living Room 14'8" x 13'10" (4.48 x 4.22)**

**Kitchen 10'3" x 11'10" (3.14 x 3.61)**

**Bathroom 10'0" x 5'5" (3.07 x 1.66)**

**Sun Room 7'6" x 25'4" (2.29 x 7.73)**

**Master Bedroom 11'9" x 13'10" (3.59 x 4.22)**

**En-Suite 7'3" x 5'6" (2.21 x 1.70 )**

**Bedroom Two 10'11" x 11'7" (3.35 x 3.54)**

**Bedroom Three 7'6" x 10'0" (2.31 x 3.06)**

**Garage 23'10" x 9'6" (7.27 x 2.90)**

## General Remarks & Stipulations

Tenure and Possession: The Property is Freehold and vacant possession will be given upon completion.

Council Tax: We are advised by Bassetlaw District Council that this property is in Band B.

Services: Mains water, electricity and drainage are connected along with an gas fired central heating system. Please note, we have not tested the services or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

Parking: A driveway is provided at the property with parking for two cars.

Floorplans: The floorplans within these particulars are for identification purposes only, they are representational and are not to scale. Accuracy and proportions should be checked by prospective purchasers at the property.

Money Laundering Regulations: In accordance with Anti Money Laundering Regulations, buyers will be required to provide proof of identity once an offer has been accepted (subject to contract) prior to solicitors being instructed.

General: Whilst every care has been taken with the preparation of these particulars, they are only a general guide to the property. These Particulars do not constitute a contract or part of a contract.

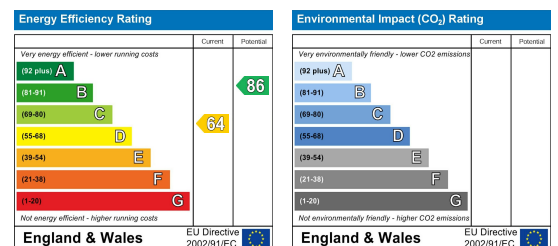
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.