



## 16 CLAYSON GREEN WORKSOP, S81 8WE

£400,000  
FREEHOLD

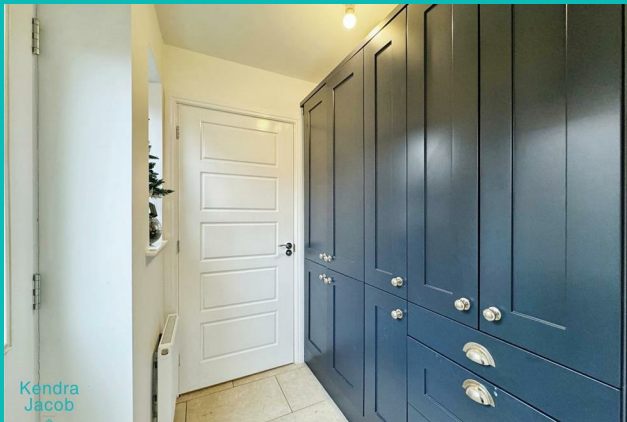
\*\*\*GUIDE PRICE £400,000 - £430,000 \*\*\*Only by viewing this spacious FIVE bedroom detached family home can the standard of fixtures and fittings be appreciated. Situated in a much sought after village location of Shireoaks in Worksop, close to local schools, amenities, train station, A1 and M1 motorway links. In brief the property comprises of an entrance hallway, well proportioned living room with a featured wall, study, spacious luxury open plan kitchen/living/dining room and down stairs WC. On the first floor are five bedrooms, two en-suite shower room and a four piece family bathroom suite. Outside is an open plan garden, driveway with parking for two vehicles leading to the double garage and gate access to the enclosed rear garden. Early viewing is highly recommended of this beautiful family home.

Kendra  
Jacob

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# 16 CLAYSON GREEN

• \*\* GUIDE PRICE £400,000 - £430,000 \*\* SUPERB FIVE BEDROOM DETACHED FAMILY HOME • MUCH SOUGHT AFTER VILLAGE LOCATION OF SHIREOAKS • THREE RECEPTION ROOMS • STUNNING QUALITY FITTED KITCHEN • DOWNSTAIRS WC • MASTER BEDROOM WITH DRESSING ROOM & ENSUITE • 2ND BEDROOM WITH EN-SUITE • 4 PIECE FAMILY BATHROOM SUITE • GARDENS, DRIVEWAY & DOUBLE GARAGE • PROPERTY 18 MONTHS OLD WITH £18,000 WORTH OF BUILDERS EXTRAS



## SUMMARY

Only by viewing this spacious five bedroom detached family home can the standard of fixtures and fittings be appreciated. Situated in a much sought after village location of Shireoaks in Worksop, close to local schools, amenities, train station, A1 and M1 motorway links. In brief the property comprises of an entrance hallway, well proportioned living room with a featured wall, study, spacious luxury open plan kitchen/living/dining room and down stairs WC. On the first floor are five bedrooms, two en-suite shower room and a four piece family bathroom suite. Outside is an open plan garden, driveway with parking for two vehicles leading to the double garage and gate access to the enclosed rear garden. Early viewing is highly recommended of this beautiful family home.

## LOCATION

The property lies in the village of Shireoaks, located near the Nottinghamshire market town of Worksop. The Chesterfield Canal and River Ryton both run through the village and offer excellent countryside walks along with Shireoaks Marina and The Woodlands nature walk. There is a railway station within the village with rail services to Sheffield, Lincoln and Cleethorpes. Current facilities within Shireoaks include St Luke's C of E primary school, cafe, football ground and post office. Shireoaks Hall is a Grade II\* listed 17th-century country house and stands toward the west of this popular village. Worksop is a short journey away where secondary schooling and shopping opportunities are widely available.

## ENTRANCE HALLWAY

Having a front facing composite entrance door giving access to the welcoming entrance hallway, central heating radiator, under stair storage cupboard, tiled flooring and a spindle staircase which in turn leads to the first floor gallery landing.

## STUDY

Currently being used as a play room, could be used as a dining room/study/snug, side facing UPVC double glazed window, central heating radiator and power points.

## LIVING ROOM

### KITCHEN/LIVING/DINING ROOM

A generous sized kitchen having an extensive range of modern quality wall and base units with complementary work surfaces incorporating a stainless steel sink unit with mixer tap, fitted double oven, five ring gas hob with an electric extractor fan set above, integrated fridge freezer, washing machine and dish washer, UPVC double glazed windows, composite entrance door, central heating radiator, power points and tiled flooring continuing though into the family/dining room. The family dining room has a central heating radiator, rear facing UPVC double glazed windows and French doors leading to the rear garden.

## DOWNSTAIRS WC

Comprising in white of a low flush WC, wall hung hand wash basin, partly tiled to the walls, vinyl flooring, central heating radiator, down lighting to the ceiling and a side facing obscure UPVC double glazed window.

### FIRST FLOOR LANDING

Having a front facing UPVC double glazed window, access hatch to the loft space, cylinder cupboard, spindle balustrades, power points and doors giving access to five bedrooms and the family bathroom.

### MASTER BEDROOM

A stunning master bedroom, side facing UPVC double glazed windows, quality fitted wardrobes, central heating radiator, down lighting to the ceiling, power points, TV point, a door giving access to the en-suite shower room and a step up to the dressing room.

### DRESSING ROOM

Having a side facing UPVC double glazed window, central heating radiator and power points.

### EN-SUITE SHOWER ROOM

A three piece suite comprising of a walk in shower unit with a mains run shower, pedestal hand wash basin, low flush WC, partly tiled to the walls, central heating radiator, electric extractor fan, vinyl flooring and a side facing velux window.

### BEDROOM TWO

Having a UPVC double glazed window, central heating radiator, fitted wardrobes to one wall, power points, TV point and a door giving access to the en-suite shower room.

### EN-SUITE SHOWER ROOM

A three piece suite in white comprising of a walk in shower unit with a mains run shower, pedestal hand wash

basin, low flush WC, partly tiled to the walls, central heating radiator, electric extractor fan, vinyl flooring and a front facing UPVC double glazed window.

### BEDROOM THREE

Having a UPVC double glazed window, central heating radiator,, power points and TV point

### BEDROOM FOUR

A fourth double bedroom, having a rear facing UPVC double glazed window, central heating radiator, power points and TV point.

### BEDROOM FIVE

Having a UPVC double glazed window, central heating radiator, and power points.

### FAMILY BATHROOM

Having a four piece suite in white comprising of a panelled bath, walk in shower unit, with a mains run shower, pedestal hand wash basin, low flush WC, partly tiled to the walls, vinyl floor covering, chrome towel radiator, downlighting to the ceiling and two obscure UPVC double glazed windows.

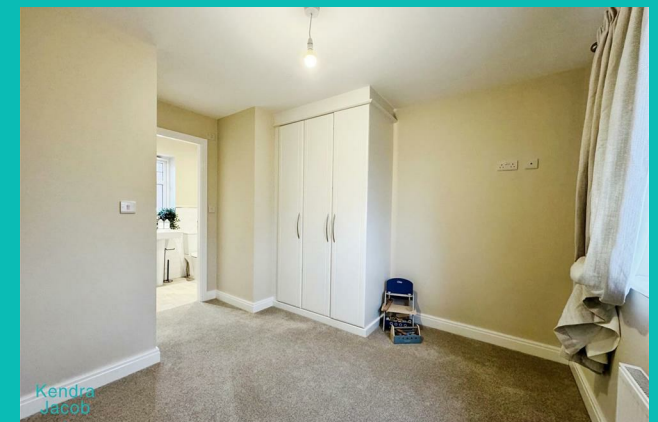
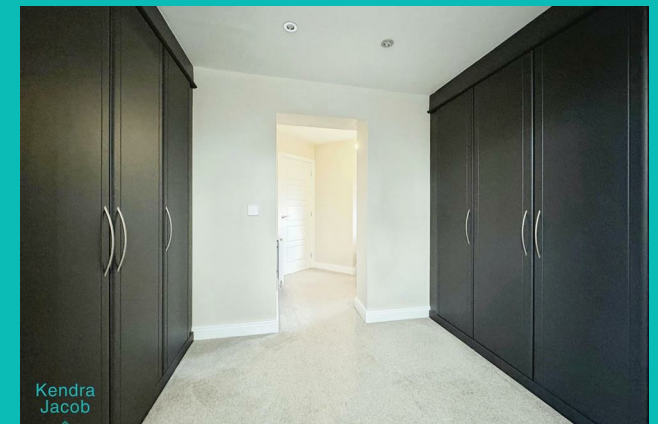
### OUTSIDE

To the front of the property is a driveway with parking for several vehicles leading to the detached double garage and gate access to the rear of the property. To the rear of the property is an enclosed garden with two paved patio seating areas and outside water tap

### DOUBLE GARAGE

Having two up and over doors, power and light.

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## ADDITIONAL INFORMATION

**Local Authority** – E

**Council Tax** – Band

**Viewings** – By Appointment Only

**Floor Area** – sq ft

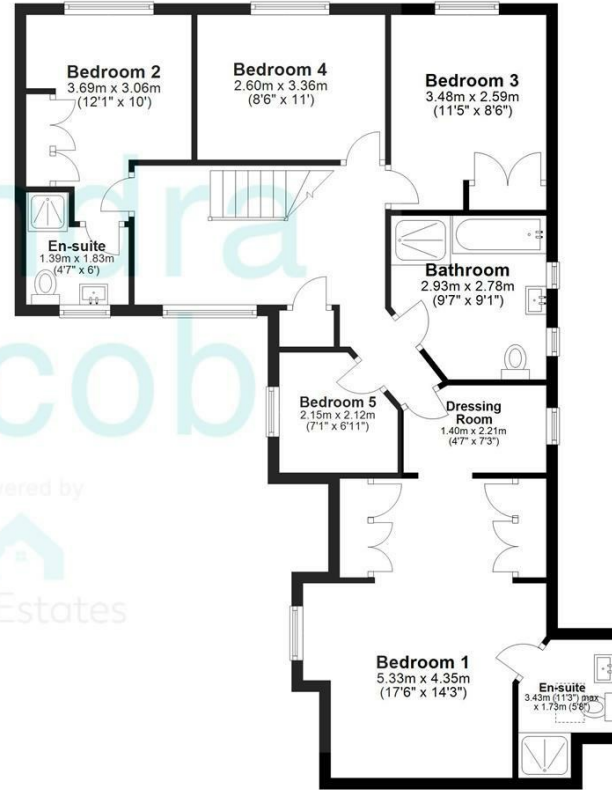
**Tenure** – Freehold



**Ground Floor**  
Approx. 85.5 sq. metres (920.6 sq. feet)



**First Floor**  
Approx. 86.3 sq. metres (928.9 sq. feet)



Total area: approx. 171.8 sq. metres (1849.5 sq. feet)



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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