



14 WARREN DRIVE WORKSOP, S81 0FE

£325,000
FREEHOLD

This beautiful four bedroom detached family home features a spacious entrance hallway with access to an integral garage, downstairs WC, living room, and an open-plan kitchen diner. The kitchen diner includes modern appliances, integrated fridge-freezer and dishwasher, and extends into a dining area with garden access. The attractive living room has a bay window and featured panelled wall.

Upstairs, the master bedroom includes a luxury ensuite shower room and quality fitted wardrobes. There are three additional double bedrooms, one currently used as a playroom, and a family bathroom with a three-piece suite.

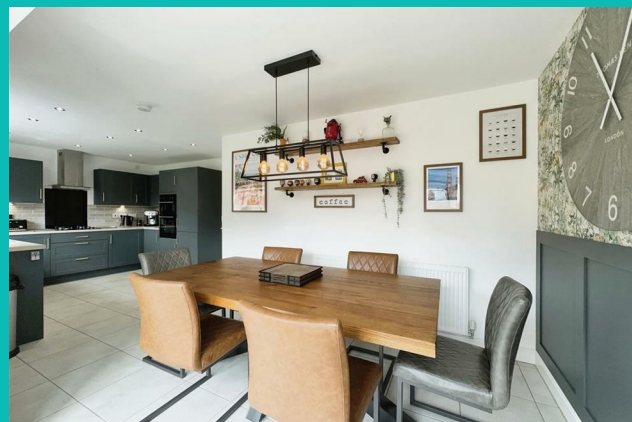
Outside, the property has an open-plan front garden with a double driveway and an enclosed rear garden with a paved patio area. The garage includes a utility room with modern amenities.

Kendra
Jacob

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14 WARREN DRIVE

- ATTRACTIVE FOUR BEDROOM DETACHED MODERN HOME
- BAY FRONTED LIVING ROOM WITH A FEATURED WALL
- MODERN KITCHEN DINER WITH FITTED APPLIANCES
- DOWNSTAIRS WC
- PARTIALLY CONVERTED GARAGE PROVIDING A UTILITY ROOM
- FOUR WELL PROPORTIONED BEDROOMS, THREE WITH FITTED QUALITY WARDROBES
- LUXURY EN-SUITE SHOWER ROOM TO THE MASTER & A FAMILY BATHROOM SUITE
- DOUBLE DRIVEWAY WITH PARKING FOR TWO VEHICLES
- WELL MAINTAINED ENCLOSED REAR GARDEN
- MUCH SOUGHT AFTER LOCATION, CLOSE TO SCHOOLS & AMENITIES



LOCATION

The property enjoys frontage on to Warren Drive, prime residential area within Worksop with its full range of residential amenities being within comfortable reach. Lying on the east side of the town means the property is ideally positioned for accessing the areas excellent transport links via the A1 and the towns Railway Station, which has links to Sheffield, Nottingham, Lincoln and Retford. St Augustine's Academy, Morrison's supermarket and the nearby Sainsbury's provide local amenities with countryside walks and the popular Kilton Forest golf club nearby. Worksop is a popular market town in Nottinghamshire, known as the "Gateway to The Dukeries", because of its proximity to former Ducal estates such as Clumber House, Thoresby Hall, Welbeck Abbey and Worksop Manor.

ENTRANCE HALLWAY

A front-facing composite entrance door leads into the welcoming, spacious entrance hallway, featuring a central heating radiator, a staircase to the first-floor landing, and doors providing access to the integral garage, downstairs WC, living room, and open-plan kitchen diner.

OPEN PLAN KITCHEN DINER

The kitchen diner boasts a range of modern wall and base units with complementary work surfaces, incorporating a stainless steel sink unit with mixer tap, fitted electric oven, gas hob with electric extractor fan above, integrated fridge-freezer and dishwasher, under-display lighting, part-tiled walls, ceiling downlights, and a rear-facing UPVC

double-glazed window. The tiled flooring extends into the dining area, which features rear and side-facing UPVC double-glazed windows, rear-facing UPVC double-glazed French doors opening into the garden, a central heating radiator, wood panelling on one wall, and power points and TV points.

LIVING ROOM

An attractive living room with a front-facing UPVC double-glazed square bay window, central heating radiator, large under-stairs storage cupboard, wood panelling on one wall, and power points and TV points.

DOWNSTAIRS WC

Comprising of a white low-flush WC, pedestal hand wash basin, central heating radiator, tiled flooring, and a side-facing obscure UPVC double-glazed window.

INTERGRATED GARAGE

The garage features a part conversion used as a utility room, which includes a wall-mounted combination central heating boiler, work surfaces, plumbing for an automatic washing machine, and space for a tumble dryer. The garage also has an up-and-over door, power, and light.

FIRST FLOOR LANDING

The landing includes a side-facing UPVC double-glazed window, spindle balustrades, central heating radiator, cylinder cupboard, access hatch to the loft space, and doors leading to four bedrooms and the family bathroom.

MASTER BEDROOM

A well-appointed and decorated master bedroom with a

front-facing UPVC double-glazed window, central heating radiator, luxury fitted wardrobes on one wall, and a door leading to the ensuite shower room.

EN-SUITE SHOWER ROOM

Featuring a white corner walk-in shower unit with a mains-run waterfall shower, wall-mounted hand wash basin, low-flush WC, tiled splashback, tiled flooring, chrome towel radiator, shaver point, and a front-facing obscure UPVC double-glazed window.

BEDROOM TWO

A second double bedroom with a rear-facing UPVC double-glazed window, central heating radiator, and luxury fitted wardrobes on one wall.

BEDROOM THREE

A third double bedroom with a front-facing UPVC double-glazed window, central heating radiator, and luxury fitted double wardrobes on one wall.

BEDROOM FOUR

Currently used as a playroom, this room features a rear-facing UPVC double-glazed window, central heating radiator, and power points and TV points.

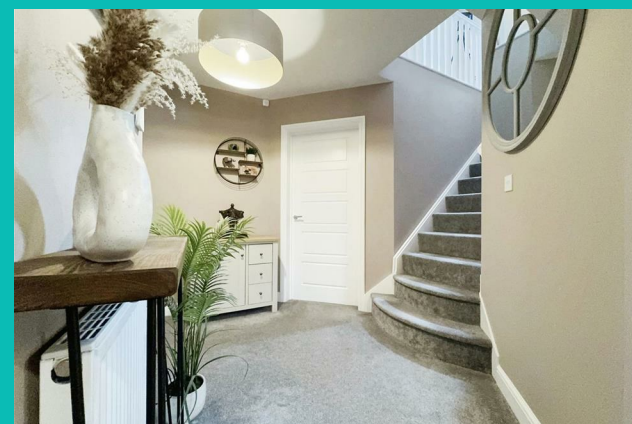
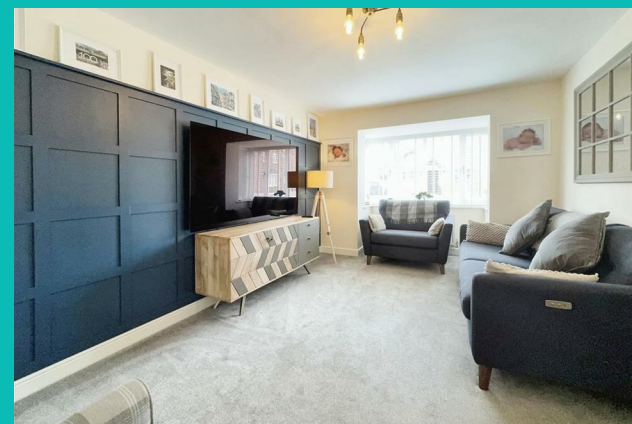
FAMILY BATHROOM

Comprising a three-piece suite with a panelled bath, overhead mains-run shower with glass shower screen, wall-hung hand wash basin, low-flush WC, tiled splashback, tiled flooring, chrome towel radiator, electric extractor fan, and a rear-facing obscure UPVC double-glazed window.

OUTSIDE

The front of the property features an open-plan garden mainly laid to lawn, with a double driveway leading to the garage and gate access to the rear. The rear of the property boasts an attractive, enclosed, good-sized garden with an extensive paved patio seating area, spindle balustrades, outside lighting, and an outside water tap.

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ADDITIONAL INFORMATION

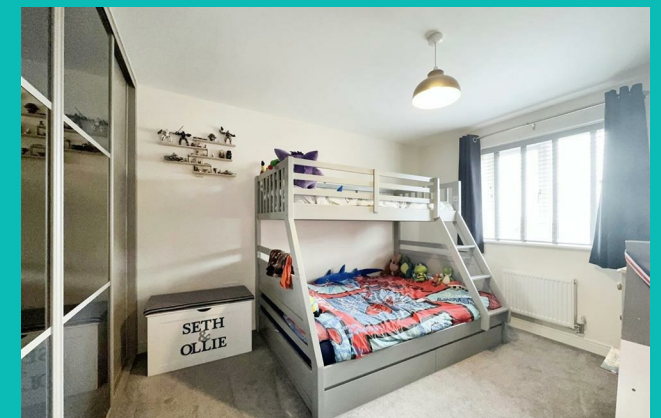
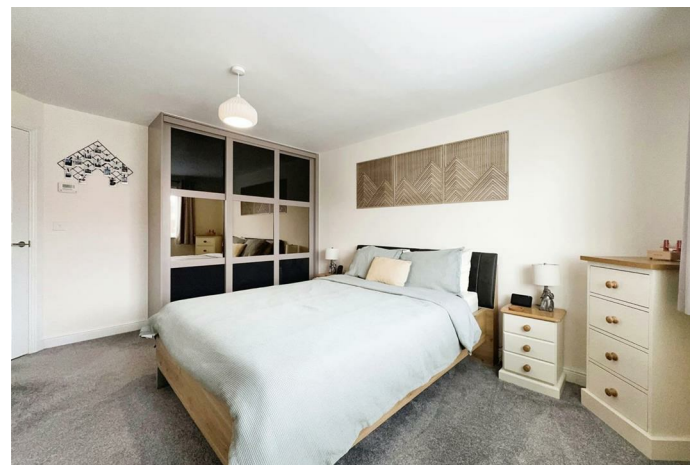
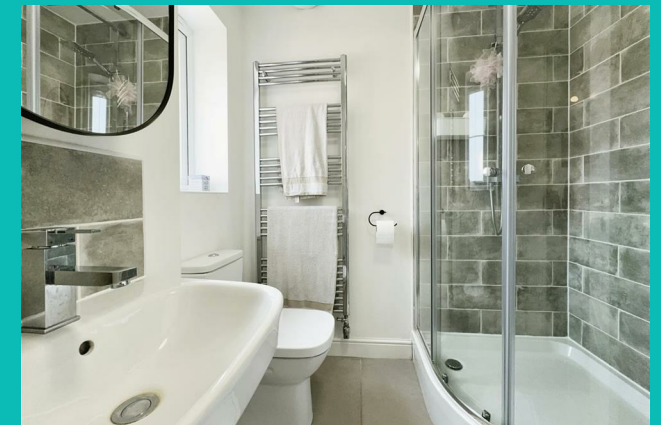
Local Authority –

Council Tax – Band

Viewings – By Appointment Only

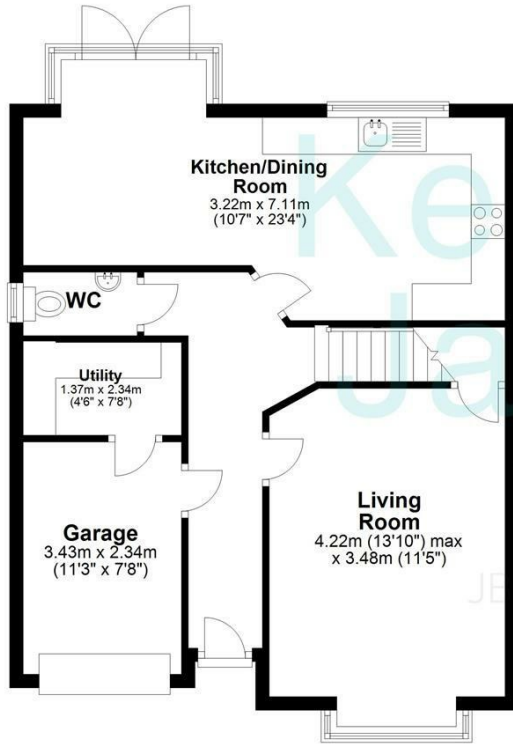
Floor Area – 1228.30 sq ft

Tenure – Freehold



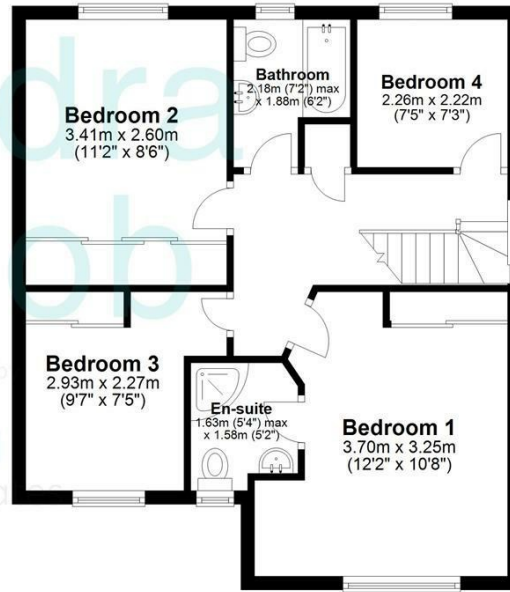
Ground Floor

Approx. 60.2 sq. metres (648.4 sq. feet)



First Floor

Approx. 53.9 sq. metres (579.9 sq. feet)



Total area: approx. 114.1 sq. metres (1228.3 sq. feet)

Illustration for identification purposes only, measurements are approximate, not to scale.
Plan produced using PlanUp.



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 94 |
| (81-91) B | | 84 | |
| (69-80) C | | | |
| (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 | |

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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