

15 OAKLEY RISE WORKSOP, S81 8FP

£340,000
FREEHOLD

**** GUIDE PRICE £340,000 - £350,000 ****

For sale is this beautifully presented four bedroom detached family home, situated in the popular village of Shireoaks, within walking distance of local schools, amenities and train station. The property features a welcoming entrance hallway with quality flooring, leading to a spacious living room, a modern open-plan kitchen-diner with integrated appliances, and a utility room. The ground floor also includes a downstairs WC. Upstairs, there are four well-sized bedrooms, including a light-filled master bedroom with an ensuite shower room. The family bathroom offers a luxury suite with a bath and shower. Outside, the property boasts a front garden, a driveway for two vehicles, a detached garage, and a private rear garden with seating areas. The house is well-decorated throughout and includes central heating and double glazing.

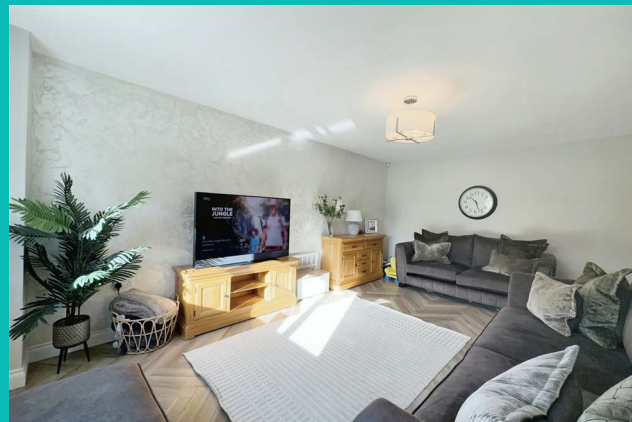
**Kendra
Jacob**

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15 OAKLEY RISE

• *** GUIDE PRICE £340,000 - £350,000 *** • BEAUTIFULLY PRESENTED FOUR BEDROOM DETACHED FAMILY HOME • SITUATED ON A SMALL MODERN DEVELOPMENT IN THE VILLAGE OF SHIREOAKS • STUNNING OPEN PLAN KITCHEN DINER • UTILITY ROOM/ DOWNSTAIRS WC • ATTRACTIVE WELL PROPORTIONED LIVING ROOM • FOUR DOUBLE BEDROOMS • LUXURY EN-SUITE & FAMILY BATHROOM • OPEN PLAN FRONT GARDEN, BLOCK PAVED DRIVEWAY & DETACHED GARAGE • LOW MAINTENANCE PRIVATE ENCLOSED REAR GARDEN



ENTRANCE HALLWAY

The property features a front-facing composite door that opens into a welcoming entrance hallway, beautifully appointed and decorated. The quality flooring flows seamlessly into the living room. The hallway includes a central heating radiator, a cloakroom cupboard, and a spindle staircase leading to the first-floor landing. Doors provide access to the downstairs WC, living room, and the open-plan kitchen-diner.

DOWNSTAIRS WC

This room is fitted with a high-quality white suite comprising a wall-hung hand basin and a low-flush WC. The walls and floor are fully tiled, and there is a central heating radiator along with a side-facing obscure UPVC double-glazed window.

LIVING ROOM

A well-proportioned and tastefully decorated living room with a front-facing, UPVC double-glazed window, a central heating radiator, and high-quality flooring.

KITCHEN DINER

The open-plan kitchen-diner features a range of wall and base units with complementary work surfaces, including a stainless steel sink with a mixer tap, a breakfast bar, and fitted appliances such as a double oven, a five-ring gas hob with an electric extractor fan above, an integrated fridge-freezer, microwave oven, and dishwasher. The walls are partly tiled, with downlighting to the ceiling. There is a rear-facing UPVC double-glazed window, and the tiled flooring continues into the dining area and utility room. The

dining area boasts rear-facing bifold doors leading to the private enclosed garden and a central heating radiator.

UTILITY ROOM

The utility room includes base units with complementary work surfaces and a stainless steel sink with a mixer tap. It has space for freestanding appliances, including plumbing for a washing machine and tumble dryer. The wall-mounted combination central heating boiler is neatly housed behind a matching cupboard door. Additional features include a central heating radiator, downlighting to the ceiling, an electric extractor fan, tiled flooring, and a side-facing UPVC double-glazed window.

FIRST FLOOR LANDING

The first-floor landing has a side-facing UPVC double-glazed window, a large storage cupboard, spindle balustrades, and a central heating radiator. There is also a loft hatch and doors providing access to four bedrooms and the family bathroom.

MASTER BEDROOM

A light and airy master bedroom, stylishly decorated with modern wood panelling on one wall. The room has a front-facing new PVC double-glazed window, a central heating radiator, and a door leading to the ensuite shower room.

EN-SUITE SHOWER ROOM

This spacious ensuite features a luxurious double shower unit with a mains-run shower, a wall-hung hand wash basin, and a low-flush WC. The walls are partially tiled, with tiled flooring, a side-facing UPVC double-glazed

window, a towel radiator, downlighting, and an electric extractor fan.

BEDROOM TWO

A second double bedroom with a rear-facing UPVC double-glazed window and a central heating radiator.

BEDROOM THREE

A third double bedroom, also with a rear-facing UPVC double-glazed window and a central heating radiator.

BEDROOM FOUR

A generously sized fourth double bedroom, with a front-facing UPVC double-glazed window and a central heating radiator.

FAMILY BATHROOM SUITE

The family bathroom is fitted with a luxurious white suite, including a panelled bath with an overhead shower and a glass shower screen, a wall-hung hand wash basin, and a low-flush WC. The room is part-tiled with tiled flooring, a towel radiator, downlighting, an electric extractor fan, and a side-facing obscure UPVC double-glazed window.

OUTSIDE

The front of the property features an open-plan garden with a lawn and shrub borders. A block-paved driveway provides parking for several vehicles and leads to the garage, with gated access to the rear. The rear garden is private and enclosed, offering a paved patio seating area, a raised decked seating area, an artificial lawn, outside lighting, and a water tap.

GARAGE

The detached garage includes an up-and-over door, power, and lighting.

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ADDITIONAL INFORMATION

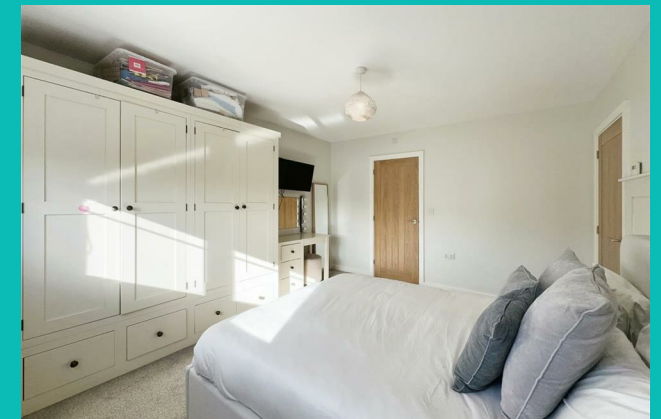
Local Authority – D

Council Tax – Band

Viewings – By Appointment Only

Floor Area – sq ft

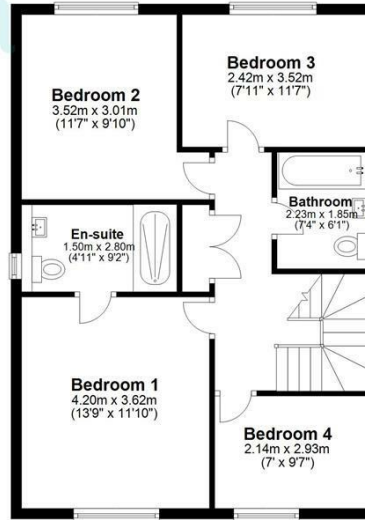
Tenure – Freehold



Ground Floor
Approx. 76.5 sq. metres (823.2 sq. feet)



First Floor
Approx. 62.2 sq. metres (669.1 sq. feet)



Total area: approx. 138.6 sq. metres (1492.3 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			93
(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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