



Grayburn, Spital Road, Blyth, Worksop S81 8EF

welcome to

Grayburn, Spital Road, Blyth Worksop

Immaculate three DOUBLE BEDROOM DETACHED BUNGALOW in the sought after village of Blyth. Situated to a **GENEROUS SIZE CORNER PLOT** with ample **OFF ROAD PARKING, GARAGE** and **SUN ROOM**. Having a **FRONT** and **REAR GARDEN, DRIVEWAY** and **GARAGE**. Viewing highly recommended.



Accommodation

Entrance Hall

Entrance hall having coving to the ceiling, a front facing double glazed window and a central heating radiator.

Closet

7' 10" + cupboard x 7' 6" (2.39m + cupboard x 2.29m)
Situated just off the hall and having a built in cupboard ideal for coats and shoes.

Lounge

19' 6" x 12' 9" (5.94m x 3.89m)
Light and bright main reception room having an electric fire inset to back, hearth and surround, two front facing double glazed windows, two central heating radiators, a side facing double glazed window and coving to the ceiling.

Dining Room

13' 11" + bay x 9' 11" (4.24m + bay x 3.02m)
Spacious dining room with a front facing double glazed bay window, archway through to the hallway, coving to the ceiling and a central heating radiator.

Kitchen

12' 9" x 11' 5" (3.89m x 3.48m)
Kitchen fitted with a range of wall and base units with complimentary worktop over, inset sink and drainer. Benefiting from a built in dishwasher, oven, hob and extractor fan. Rear facing double glazed window, central heating radiator and tiled flooring.

Utility Room

12' 3" x 5' 3" (3.73m x 1.60m)
Utility room having a variety of wall and base units, stainless steel sink and drainer and tiled splashbacks. Rear facing window, central heating radiator, rear entrance door, space for a washing machine and tumble dryer.

Sun Room

12' 8" x 12' 1" (3.86m x 3.68m)
A lovely addition to the bungalow with bifold doors leading to the rear garden and paved seating area. Central heating radiator, floor to ceiling window and a side facing double glazed window.

Bedroom One

12' 10" x 9' 2" extending to 13' 2" plus wardrobes (3.91m x 2.79m extending to 4.01m plus wardrobes)
Double bedroom having a side facing double glazed window, a central heating radiator, fitted wardrobes and coving to the ceiling, with access to the en suite.

En Suite

En suite fitted with a wc, a wash hand basin and shower cubicle. Rear facing double glazed window with obscure glass, heated towel rail, tiled flooring, part tiled walls and downlights to the ceiling.

Bedroom Two

11' 6" x 9' 6" (3.51m x 2.90m)
Double bedroom having a built in wardrobe, rear facing double glazed window, central heating radiator, coving to the ceiling and access to the family bathroom.

Bedroom Three

12' 10" x 10' 5" (3.91m x 3.17m)
Double bedroom having a central heating radiator, a side facing double glazed window and coving to the ceiling.

Bathroom

11' 5" x 6' 7" (3.48m x 2.01m)
Family bathroom fitted with a five piece suite comprising wc, bidet, vanity wash hand basin, bath and shower cubicle. Rear facing double glazed window with obscure glass, downlights to the ceiling, tiled flooring, tiled walls and a heated towel rail.

Outside

This lovely bungalow is situated to a prominent, corner plot position on Spital Road with a generous front lawn, variety of plants, shrubs and trees and off road parking for several vehicles on the block paved driveway.

Gated pedestrian access to both sides of the bungalow leads to the enclosed rear garden which is well maintained and consists of a lawn with well stocked raised borders, paved seating area and outside tap.

Garage

20' 2" x 12' 3" (6.15m x 3.73m)
Garage having an electric door, a loft hatch, power and light.

Agents Note

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.'



view this property online williamhbrown.co.uk/Property/BWY107380



welcome to

Grayburn Spital Road, Blyth Worksop

- Immaculate Detached Bungalow
- Corner Plot Location
- Sunroom
- Two Spacious Reception Rooms
- Three Double Bedrooms

Tenure: Freehold EPC Rating: Awaited

offers in the region of

£450,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BWY107380



Property Ref:
BWY107380 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



01302 710735



Bawtry@williamhbrown.co.uk



38 High Street, Bawtry, DONCASTER, South
Yorkshire, DN10 6JE



williamhbrown.co.uk