



**Kirk View Harworth Road, Blyth Worksop S81 8HQ**



**welcome to**

**Kirk View Harworth Road, Blyth Worksop**

NOT TO BE MISSED!! Detached Family Home situated to a SUBSTANTIAL PLOT with OUTBUILDINGS, extensive parking, A VERSATILE SITE, HOME BUSINESS POTENTIAL/BUILDING PLOT. Call William H Brown for further details.



## Ground Floor Accommodation

### Entrance Hall

Welcoming entrance hall accessed via a front facing main entrance door, light and airy space, housing the stairs to the first floor accommodation.

### Study

8' 4" x 7' ( 2.54m x 2.13m )

Situated just off the entrance hall with a front facing double glazed window, recessed lights and under floor heating.

### Bedroom One

14' x 11' 3" plus wardrobes ( 4.27m x 3.43m plus wardrobes )

Double bedroom with front facing double glazed window, quality fitted wardrobes and under floor heating.

### En-Suite Bathroom

Fitted with a four piece suite comprising of bath, shower cubicle, wc and vanity wash hand basin. Having partial tiling to the walls, side facing double glazed window, extractor fan and chrome heated towel rail.

### Living Kitchen

Stunning open plan living kitchen with designated areas for relaxing, preparing meals and dining.

### Kitchen Area

19' 10" x 15' 4" ( 6.05m x 4.67m )

Beautiful kitchen with a stunning vaulted ceiling, recessed lights, under floor heating, front facing double glazed window and side facing entrance door. Fitted with an extensive range of cabinetry, complimentary worktops, basin and island incorporating a breakfast bar. Benefitting from a host of integrated appliances including fridge freezer, dishwasher, washing machine and tumble dryer plus having space for a range style cooker.

### Dining Area

12' 2" x 10' ( 3.71m x 3.05m )

Spacious dining area with feature window, Velux style window, under floor heating and French doors overlooking the rear garden.



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## Living Area

23' 5" x 12' 4" ( 7.14m x 3.76m )

Cosy, light and bright main reception area with electric stove and two sets of double glazed French doors leading out to the garden.

### Bedroom Two/Snug

13' 5" x 11' 3" ( 4.09m x 3.43m )

Double bedroom positioned next to the lounge and accessed via double doors. Having two rear facing double glazed windows and French doors leading to the garden.

### En-Suite

Fitted with a walk in shower, wc and vanity wash hand basin. Side facing double glazed, partially tiled windows and chrome heated towel rail.

## First Floor Accommodation

### Landing

### Bedroom Three

18' x 13' 1" plus storage cupboards ( 5.49m x 3.99m plus storage cupboards )

Double bedroom with two velux style windows, feature port hole window, under floor heating and storage cupboards fitted to the eaves.

### En-Suite

Fitted with a three piece suite comprising of shower cubicle, wc and vanity wash hand basin. Spotlights to the ceiling, tiled flooring and walls.

### Bedroom Four

12' 8" plus storage cupboards x 11' 8" plus door recess ( 3.86m plus storage cupboards x 3.56m plus door recess )

Double bedroom with two velux windows, recessed lights, under floor heating and storage cupboards.

### En-Suite

Fitted with a shower cubicle, vanity wash hand basin and wc. Recessed lights, tiling to the walls and under floor heating.

## External

Situated in beautifully maintained gardens, with extensive off road parking and enclosed by double wrought iron gates. The front and side gardens provide lawned areas with well stocked borders and a variety of plants, trees and shrubs. To the rear, is a private enclosed garden with a pleasant back drop of greenery. Block paved seating area, outside lighting, green house, double power socket and pedestrian access to both sides of the property.

## Detached Outbuilding One

Comprising of a useful kitchen/ storage area fitted with a range of wall and base units, worktop space and inset stainless steel sink and drainer. Front and side facing double glazed windows and recessed lights. A door leads through to a second area which is currently set up as a cattery with 11 individual enclosures and having five front facing double glazed windows. Solar panels to roof.

## Outbuildings Two, Three & Four

Substantial outbuildings forming a 'U' shape with an enclosed block paved area between. Currently set up as a kennels with designated kitchen, laundry room and toilet facilities. Double glazed windows, lighting and central heating radiators.

## Utilities

Air source heat pump (bungalow only), mains electric and solar panels, mains water, private drainage to septic tank. Oil fired central heating to outbuildings 2,3 and 4.

## Agents Note

The vendors currently run a very successful pet boarding business at this property. Therefore, part of the plot has the ability for mixed use of both commercial and residential.

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## **Kirk View Harworth Road, Blyth Worksop**

- Unique Detached Dormer Bungalow
- Finished to a High Standard of Decoration
- Off Road Parking for 10 + Vehicles
- Business Potential
- Several Substantial Outbuildings

Tenure: Freehold EPC Rating: B  
Council Tax Band: D

offers over

**£750,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
BWY107823 - 0003

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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.



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