



**Cross Field Drive, Woodsetts Worksop S81 8SP**

**welcome to**

**Cross Field Drive, Woodsetts Workso**

LOOKING TO UPSIZE? This four bedroom detached house enjoys a cul de sac position amidst similar properties within the renowned village of Woodsetts. Offers the ideal accommodation for growing family and is available to purchase with no upward chain. VIEWING ADVISED.



### **Entrance Hallway**

Composite front entrance door opens in to the lobby with stairs rising to first floor.

### **Lounge**

16' x 12' maximum ( 4.88m x 3.66m maximum )  
Front facing lounge with feature fireplace, two central heating radiators and double glazed window.

### **Kitchen/Diner**

11' x 18' ( 3.35m x 5.49m )  
Spacious kitchen diner having a comprehensive range of base and wall units set above and below worksurfaces with inset sink and drainer. Integrated appliances comprise of dishwasher, induction hob and oven, space for fridge/freezer. Useful storage cupboard, double glazed rear facing window and double glazed door. Connecting door to the garage.

### **Utility Room**

7' 11" max x 6' ( 2.41m max x 1.83m )  
Having plumbing for washing machine, inset sink to worktop with base unit beneath, central heating radiator, rear double glazed door to garden. Connecting door to WC..

### **Wc**

Comprising low flush WC, pedestal hand basin, central heating radiator and side facing double glazed window.

### **Conservatory**

12' max x 7' 6" max ( 3.66m max x 2.29m max )  
P shaped conservatory offering additional living space hand featuring a tiled floor, Double glazed doors to garden.

### **Landing**

Half galleried landing with double glazed window to front elevation.

### **Bedroom One**

13' x 9' 10" ( 3.96m x 3.00m )  
Master bedroom having a range of built in wardrobes, central heating radiator and double

glazed window to front elevation

### **En-Suite**

Comprises of shower enclosure, low flush WC, pedestal hand wash basin. full tiling to the walls, central heating radiator.

### **Bedroom Two**

11' x 8' 11" ( 3.35m x 2.72m )  
Rear facing bedroom with double glazed window, central heating radiator.

### **Bedroom Three**

11' 11" to rear of wardrobe x 8' ( 3.63m to rear of wardrobe x 2.44m )  
Having built in wardrobes, central heating radiator and front facing double glazed window.

### **Bedroom Four**

11' x 6' 11" ( 3.35m x 2.11m )  
Having central heating radiator and double glazed rear window.,

### **Bathroom**

Comprises shaped bath, vanity hand wash basin with cabinet beneath. Low flush WC, full tiling to walls, heated towel rail and double glazed window. Spotlights to the ceiling.

### **Exterior**

Open plan lawn to the front with driveway to the side extending to the garage. The rear of the house is predominantly paved with fencing around and pathways to either side. The garden is not overlooked allowing some degree of privacy.

### **Integral Garage**

Having up and over manual door, power and lighting. Door to kitchen.



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## Cross Field Drive, Woodsetts Workso

- FOUR BEDROOM DETACHED FAMILY HOME
- LOVELY LOCATION WITHIN A SMALL CUL DE SAC
- SPACIOUS ACCOMMODATION THROUGHOUT
- AVAILABLE TO PURCHASE WITH NO UPWARD CHAIN
- 

Tenure: Freehold EPC Rating: C

Council Tax Band: E

**£340,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DGT107429 - 0004

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