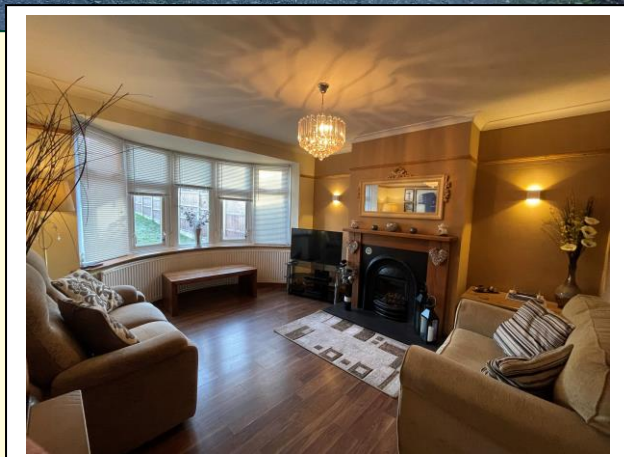
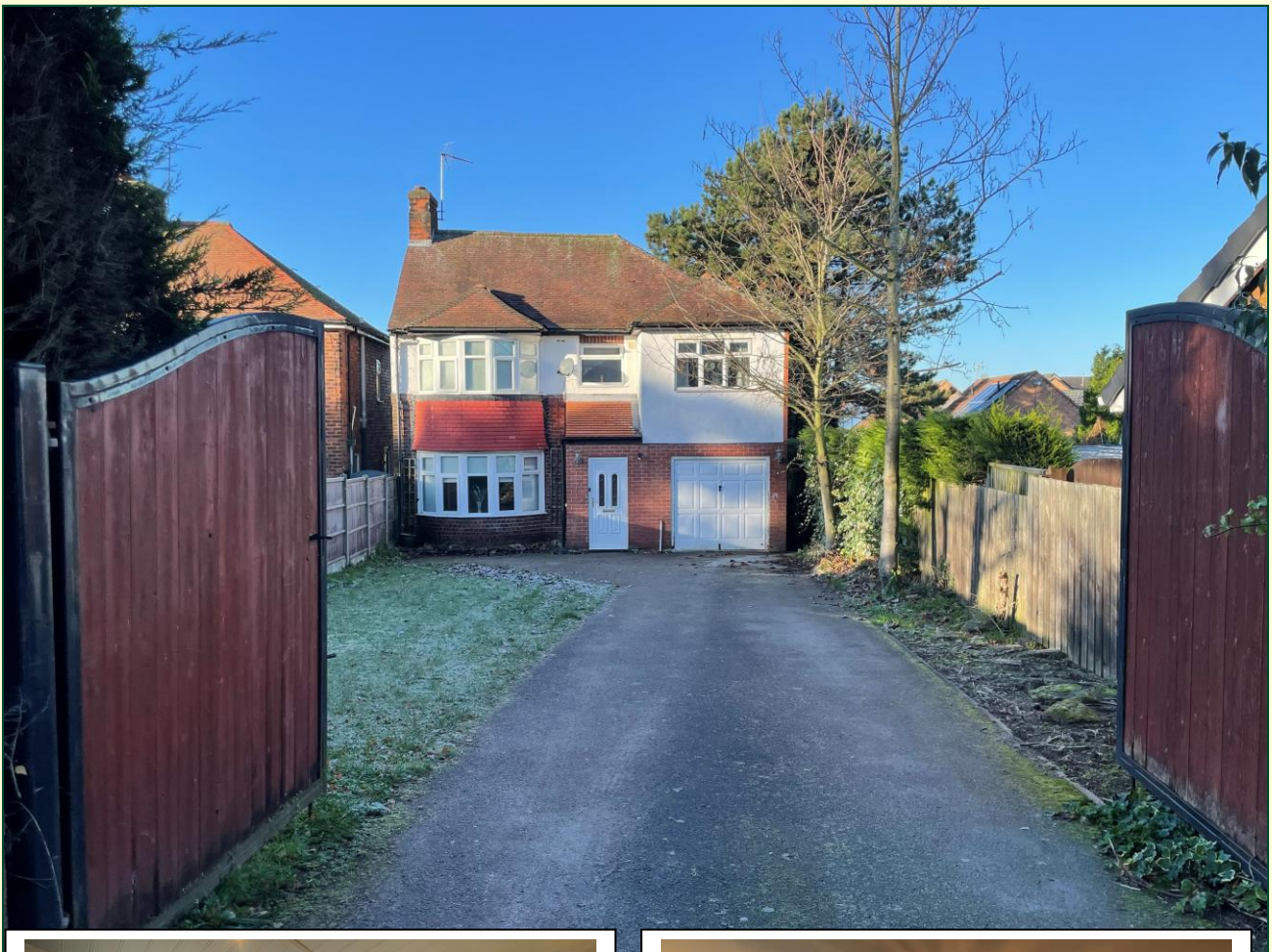


MELLOR & BEER

ESTATE AGENTS

51 Bridge Street, Worksop, Notts. S80 1DA

397 Carlton Road, Worksop



£300,000

397 Carlton Road, Worksop, S81 7PH

An attractive traditional style detached family home situated in a sought-after location. The property has benefitted from a considerable extension to the side which incorporates an extended kitchen, large garage and a master bedroom with ensuite bathroom.

The other accommodation includes entrance hall, lounge, utility room, 3 further bedrooms, and family bathroom. The property has an enclosed frontage with double gates and there is a garden area to the rear.

Entrance Hall

With ceramic tiled floor and a Upvc double glazed entrance door.

Inner Hall

With ceramic tiled floor, inset ceiling lighting, a central heating radiator with fitted cover and feature staircase in cast iron.

Bay Fronted Lounge 14'8" x 12'3" (4.48m x 3.74m)

With an attractive deep Upvc bay window, central heating radiator, feature pine fire surround with cast iron back and inset with a real flame gas fire with a raised slate hearth, stripped and varnished floorboards and picture rail.

Dining Room 10'1" x 12'3" (3.07m x 3.74m)

With feature fireplace with inset electric fire, central heating radiator, stripped and varnished floorboards and Upvc double doors to the garden.

Kitchen 12'6" x 7' extends over all to include the utility area 15'8" (3.81m x 2.76m extends to 4.78m)

Incorporating base, drawer, and high-level units with fitted complimentary roll edged worksurfaces and inset with a 1½ stainless steel sink unit with mixer tap and drainer. Built-in stainless-steel oven, stainless steel halogen four ring with stainless steel canopy extractor, integrated dishwasher, fridge and freezer, fitted under unit lighting, panelled ceiling with inset ceiling down lighters, utility area with plumbing for automatic washing machine and Upvc rear door.

Master Bedroom 15'2" x 9'1" overall (4.62m x 2.76m)

With a central heating radiator.

En Suite

Fully tiled with full suite including claw foot spa bath, low flush WC, pedestal wash hand basin, corner shower cubicle with electric shower, inset ceiling lighting, stainless steel central heating radiator/towel rail and an extractor fan.

Bedroom Two 15'1" x 12'3" (4.60m x 3.75m)

With a central heating radiator.

Bedroom Three 9'5" x 10'1" (2.28m x 3.08m)

With a central heating radiator.

Bedroom Four 8'6" x 7' (2.62m x 2.15m)

With a central heating radiator.

Bathroom

Fully tiled, low flush WC, pedestal hand basin and bath with fitted Mira sport electric shower over. There is a panelled ceiling inset with ceiling lighting and a fitted stainless steel central heating radiator.

Landing

With cast iron balustrade.

Outside

The property is well set back from Carlton Road with good sized frontage giving ample tarmac drive providing car hard standing and access to the garage, well stocked planted border and lawned area.

To the rear is a garden with patio and lawn.

Garage 19'10" x 9'2" (6.04m x 2.81m)

With up and over door and lighting and power laid on.

We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The potential buyer is advised to obtain verification from their solicitor, surveyor or professional advisors.

These particulars, whilst believed to be accurate are set out as a general guideline and do not represent any part of an offer or contract. Intending purchasers should not rely upon them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation in respect of the property.