

# MELLOR & BEER

## ESTATE AGENTS

51 Bridge Street, Worksop, Notts. S80 1DA

### 19 Hall Drive, Worksop



- **A Superb Four Bedroom Detached Family Home**
- **Outstanding Specification Throughout**
- **Excellent Plot In A Sought After Location**

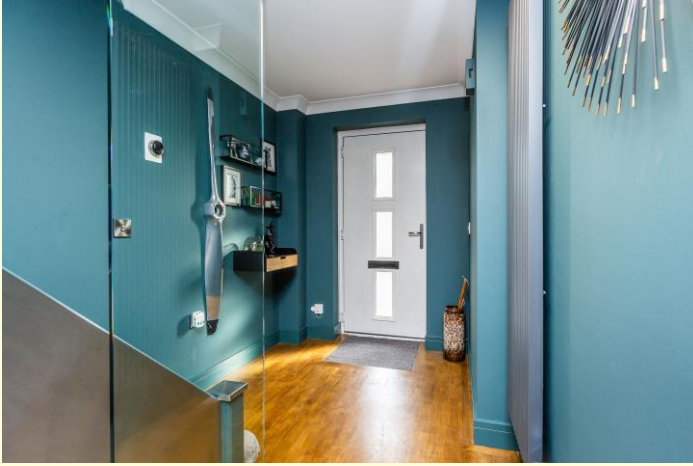
A quite exceptional detached family home situated in a highly sought after residential location close to St Annes church and school, the town centre and with easy links to the A57 by pass. The property has been significantly refurbished and remodelled by the current owner to include a garage conversion to provide a family dining room and external store and the creation of a second en suite shower room to the second bedroom. The property benefits from a superb standard of decoration throughout which fully compliments the standard and specification of the fittings throughout including excellent family dining kitchen, bathrooms, en suites etc. The property stands in a pleasant position on a generous sized plot with a westerly facing rear garden which affords a high level of privacy.

**£355,000**

# 19 Hall Drive, Worksop, S80 3GB

## Entrance Hall 15'3" x 6'3" (4.64m x 1.90m)

With solid wood flooring, composite double glazed entrance door, coving to the ceiling, contemporary style anthracite vertical radiator, open staircase with a brushed steel side and vertical glazed safety panel. The understairs area has been fitted with a number of very useful storage cupboards finished in high gloss white and fitted nest central heating system controls/thermostat.



## Lounge 16'8" x 10'6" (5.08m x 3.20m)

With coving to the ceiling, feature fireplace with floor to ceiling feature back and hearth, inset Stovax wood burning stove, central heating radiator and a feature window looking into the dining kitchen with fitted shelving to either side, inset ceiling speaker and fitted wall lights.



## Open Plan Living Kitchen 20'1" x 9'11" (6.12m x 3.02m)

A superbly appointed kitchen benefitting from a range of high spec high gloss units finished in marine blue with complimentary handles and contrasting solid timber worksurfaces with an inset contemporary stainless steel sink unit with drainer and mixer tap. The units incorporate base, drawer and high-level units and the worktop extends to provide a breakfast bar sitting area. Built in appliances include: Hotpoint electric oven, CDA 4 ring ceramic hob and Kenwood dishwasher. There is built in storage unit, high level cupboard and floating shelf, Upvc glazed double French style doors to the rear and inset ceiling lighting.



## Dining Room 11'4" x 7'8" (3.45m x 2.33m)

With engineered timber flooring, inset ceiling lighting, central heating radiator and window to the side elevation.





### Utility Room 6'4" x 3'2" (1.93m x 0.96m)

Cleverly designed fitted storage unit to provide storage solutions and housings for automatic washing machine, tumble dryer and American style fridge freezer. There is inset ceiling lighting, an extractor fan, central heating radiator, double glazed rear entrance door and engineered timber flooring.

### Ground Floor WC

½ tiled and with a stylish suite incorporating low flush WC and hand basin set in vanity unit, ceramic tiled floor and a central heating radiator.

### On The First Floor

#### Landing

With fitted storage cupboard and loft access hatch.

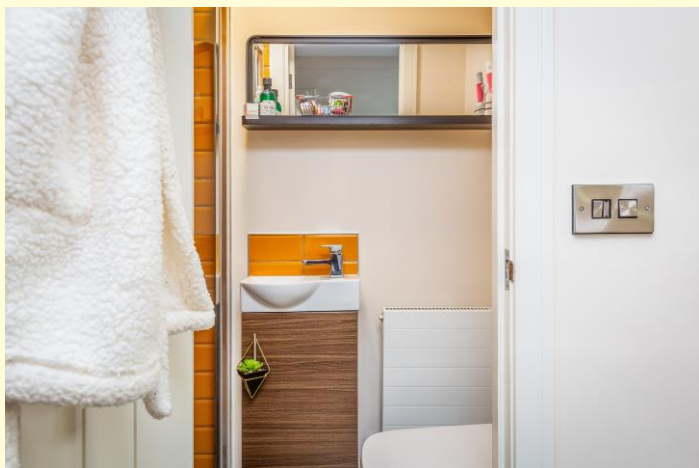
### Master Bedroom 13'6" x 11'3" (4.11m x 3.42m)

With coving to the ceiling, a central heating radiator, inset ceiling lighting, feature ½ panelling to one wall, fitted double wardrobes and built in storage cupboard.



#### En Suite

With Roca low flush WC, Roca ½ pedestal wall mounted hand basin, built in shower enclosure, ceramic tiled floor, a central heating radiator and an extractor fan.



### Bedroom Two 13'11" reducing to 7'9" x 8'0" (4.24m reducing to 2.36m x 2.43m)

With coving to the ceiling, a central heating radiator and a fitted built in wardrobe.



#### En Suite

With low flush WC, hand basin, shower enclosure, inset ceiling lighting, an extractor fan and a central heating radiator.



### Bedroom Three 11'1" x 7'6" (3.37m x 2.28m)

With coving to the ceiling, inset ceiling lighting, a central heating radiator and engineered timber flooring.



### Bedroom Four 9'1" x 8' (2.76m x 2.43m)

With one feature panelled wall, coving to the ceiling, built in double wardrobe and a central heating radiator.



### Family Bathroom

½ tiled with a Vitra suite in white featuring wash hand basin and WC set in vanity unit and a panelled bath, a central heating radiator and extractor fan.



### Outside The Property

To the front of the property is a double width drive providing vehicle hard standing and access to the storage facility. There is a lawned garden to the side of the driveway.

The rear garden is approximately 95' x 42' (28.95m x 12.80m) and offers a westerly setting, is generous in size and provides a good level of privacy. There is a recently installed decking area to the full width of the house with inset lighting and steps up to a gravelled area and extensive lawns with a further decked sitting area with pergola. There is also an outside tap, outside light and side gated access.



### Solar Thermal Panel

The property is fitted with a solar thermal panel that can use energy from the sun to assist with heating of the hot water.

### CCTV

There is a CCTV system fitted to the property.

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.