

MELLOR & BEER

ESTATE AGENTS

51 Bridge Street, Worksop, Notts. S80 1DA

25 Wallingbrook Rise



- **Impressive Four Bed Family Home**
 - **Good Sized Plot**
- **Excellent Standard and Specification**
 - **Early Viewing Essential**

This is an exceptionally well fitted and presented detached family home. Located within the desirable St Annes development in a pleasant position off a private drive which serves just 4 properties. The property is within walking distance of the town centre and a short drive away from the M1 and A1 and therefore ideal for commuters. The accommodation has been significantly improved by the current owners and offers entrance hall, cloakroom, lounge, dining room, excellent fitted kitchen, utility room, landing, four bedrooms, master with dressing room and fitted wardrobes to three of the bedrooms, re-fitted family bathroom. Gardens to front and rear, garage, gas central heating and double glazing.

£295,000

25 Wallingbrook Rise, Worksop, S80 3PG

In more detail

Entrance Hall

Entrance door, stairs to the first floor accommodation, central heating radiator.



Cloakroom

Refitted comprising vanity wash hand basin, low level WC, tiled walls, central heating radiator.

Lounge 19'5" into bay 10'10" (5.92m into bay 3.30m)

Front facing double glazed box window, central heating radiator, TV point, double doors leading into the dining room.



Dining Room 10'10" x 8'4" (3.30m x 2.54m)

Double glazed French doors opening onto the rear garden, solid oak flooring, and central heating radiator.



Kitchen 14'1" x 7'9" (4.29m x 2.36m)

Superbly well Fitted with a range of high and low level gloss units with worktop space over incorporating a sink unit, integrated double oven, five ring gas hob and hood over, integrated fridge freezer, integrated waste disposal unit, two rear facing double glazed window and central heating radiator.



Utility Room

Fitted with a range of high and low level units with worktop space over, plumbing for washing machine, tiled splash backs, door leading outside.

Landing

Access to the loft space.

Master Bedroom 11'8" x 10'10" (3.56m x 3.30m)

Two central heating radiators, fitted range of built in wardrobes.



Bedroom Two 15' x 11'1" (4.57m x 3.38m)

Central heating radiator, built in wardrobe.



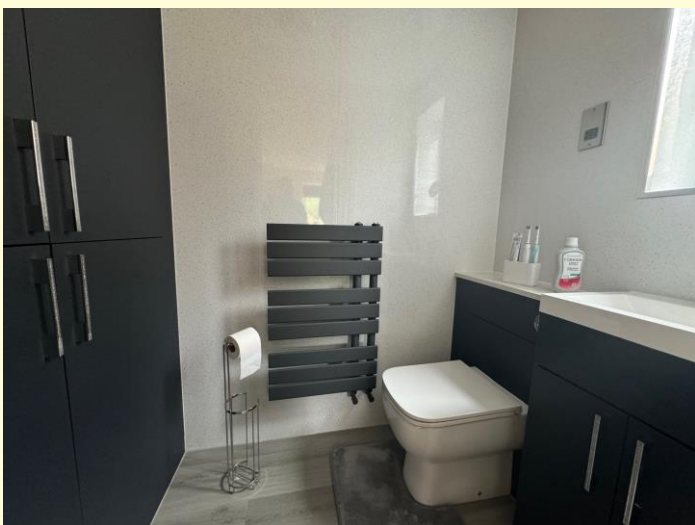
Bedroom Three 9'7" x 8'3" (2.92m x 2.51m)

Central heating radiator, built in wardrobe, loft access.



WC

Low flush WC and ceramic set in vanity unit quality range of fitted wardrobes, feature radiator, aqua board ceiling.



Bedroom Four 6'9" x 6'6" (2.06m x 1.98m)

Central heating radiator.



Bathroom

Recently refitted to a high standard and including low flush WC and ceramic sink unit set in a vanity unit, full width shower are with glass shower screen, feature radiator/towel rail, aqua board ceiling with inset ceiling lighting.



Outside

The property is located off a private drive serving just four properties, with a lawned frontage and double width block paved driveway providing parking and access to the Garage. A side gate to side that leads to the generously proportioned rear garden with rear, patio, and lawn area and featuring a decked sitting area with pergola, security light, outside tap.



Garage

With an up and over door, side courtesy door, power and light laid on, wall mounted gas central heating boiler.

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.