

# MELLOR & BEER

## ESTATE AGENTS

51 Bridge Street, Worksop, Notts. S80 1DA

### 8 Harewood Road, Worksop



- **Three Bedroom Detached Family Home Offering Excellent Potential**
- **Sought After Location With A Generous South Facing Rear Garden**
- **Generously Sized Living Space With Further Scope To Extend**

Early viewing is fully recommended to fully appreciate the potential of this well-proportioned three bedroom detached family home which is located on a generous south facing plot within this sought after location. The property may be ideal to extend in the future subject to any necessary planning requirements etc. The property benefits from double glazing throughout and a replacement gas central heating boiler. The accommodation comprises- entrance hall, lounge, dining room, rear conservatory, kitchen, utility room with three first floor bedroom and family bathroom.

**£255,000**

# 8 Harewood Road, Worksop S81 0LG

**In more detail-**

**Generous Entrance Hall 10'10" x 9' x 5'**  
(3.30m x 2.74m x 1.52m)

Under stairs Cupboard, Fitted Cloaks Cupboard,  
Central Heating Radiator, Stairway to the First Floor,

**Lounge 13'7" x 12'6" (4.14m x 3.81m)**

Feature fireplace, coving to the ceiling, central  
heating radiator and leading into the.



**Dining Room 11'11" x 9'4" (3.63m x 2.84m)**

With central heating radiator.

**Conservatory 11'6" x 8'5" (3.50m x 2.56m)**

With ceramic tiled floor.



**Kitchen 10'11" x 9'5" (3.32m x 2.87m)**

With a fitted range of units comprising base drawer  
and high-level cupboards with a timber trim finish  
and complimentary fitted work surfaces, fitted gas  
hob, electric oven, microwave oven, extractor fan set  
in canopy, fitted fridge and separate built in freezer.  
Courtesy access door to the garage and utility room.



**Utility Room 10'10" x 8' (3.30m x 2.43m)**

With a range of fitted base drawer and high-level  
cupboards fitted WC, door to the garage, door to the  
garden.



## On the first floor

### Landing

Fitted cupboard with Glow Worm combination boiler (installed 2021 with a 10 year warranty).

### Bedroom One 12'7" x 11'5" (3.83m x 3.48m)

With fitted wardrobes and high-level cupboards, fitted dressing table, central heating radiator.



### Bedroom Two 11'11" x 9'3" (3.63m x 2.81m)

With central heating radiator.



### Bedroom Three 9'2" x 8'2" (2.79m x 2.48m)

Central heating radiator, fitted double cupboard.



### Bathroom

With fitted suite, low fished WC, pedestal wash basin, panel bath central heating radiator.

### Outside

The property stands in a very pleasant plot that may offer further scope to extend /develop the property (subject to the relevant planning permission/building regulations etc). To the front of the property is an attractive garden area with formal lawn, planted border and mature substantial hedging to the front boundary which provides significant privacy. A drive to the side is suitable for vehicle parking and leads to the garage. The enclosed rear garden is south facing and once again provides a high level of privacy. There is a generous lawn, well stocked and planted borders, apple tree, shed, greenhouse and a patio area.



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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.

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