

MELLOR & BEER

ESTATE AGENTS

51 Bridge Street, Worksop, Notts. S80 1DA

9 St Annes View, Worksop



- **Early Viewing Fully Recommended**
- **Good Sized Three Bedroom Detached Bungalow**
- **Excellent Plot With In a Sought After location**

Early viewing is fully recommended to fully appreciate this well-appointed, well fitted three bedroom detached bungalow located within the ever popular St. Annes residential development which offers easy access to local amenities to the town centre and the A57 and onward connections.

The property is well decorated, benefits from gas central heating and Upvc double glazing. In summary the accommodation includes entrance hall, good sized lounge/dining room, rear conservatory, fitted kitchen, three bedrooms (master with en suite) and main bathroom. Gardens to the front and side, driveway providing vehicle parking and garage access, enclosed rear garden offering a good level of privacy.

£345,000

9 St Annes View, Worksop, S80 3QQ

Entrance Hall

With coving to the ceiling, dado rail, central heating radiator and panelled glazed double doors to the lounge/diner.

Lounge/Diner 17'7" x 16'7" (5.35m x 5.05m) maximum measurements

With coving to the ceiling and a feature fireplace with a fitted surround with a marble hearth and back inset with a real flame gas fire. There is also a dado rail, two central heating radiators and sliding double glazed patio doors to the conservatory.



Kitchen 10'5" x 9'6" (3.17m x 2.89m)

Fitted to include a good range of units with single bar stainless steel handles, fitted roll edged work surfaces inset with a stainless steel sink unit with mixer tap and drainer. There is also tiled splashbacks, fitted extractor fan, plumbing for an automatic washing machine, a pantry, central heating radiator, wall mounted Vaillant gas central heating boiler and Upvc rear entry door.



Conservatory 15' x 9'2" (4.57m x 2.79m)

In brick and Upvc double doors to the rear garden.



Bathroom

With a low flush WC, panelled bath, pedestal wash hand basin, a central heating radiator and underfloor heating.



Master Bedroom 12'11" x 9'6" (3.93m x 2.89m)

With fitted wardrobes, bedside cabinets, high level cupboards, central heating radiator and concealed access to the en suite.



En Suite

With fitted WC and hand basin set in vanity units, walk in shower enclosure and feature radiator.



Bedroom Two 10'9" x 7'8" (3.27m x 2.33m)

With fitted wardrobes, bedside cabinets, high level cupboards and a central heating radiator.



Bedroom Three 7'6" x 7' (2.28m x 2.13m)

With fitted wardrobes, high level cupboards and a central heating radiator.

Outside The Property

The property stands in a pleasant position within this popular cul de sac and benefits from garden areas to the front, side and rear. A front driveway provides vehicle hard standing and access to the garage.



Garage

With up and over entry door and light and power laid on.

The rear garden is enclosed with gate pedestrian side access and is mainly laid to lawn. There are also useful storage sheds.



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.