

MELLOR & BEER

ESTATE AGENTS

51 Bridge Street, Worksop, Notts. S80 1DA

2 Clinton Street, Worksop



- **Generously Proportioned Three-Bedroom Detached Bungalow**
- **Excellent Standard And Specification**
- **Private Plot With Gated Drive And Garage**

Early viewing is fully recommended to fully appreciate all of the benefits of this individually designed and built three-bedroom detached bungalow which offers well-proportioned living space and is situated on a pleasant plot with gated driveway. The accommodation is well fitted and decorated throughout with UPVC double glazing, gas central heating (Worcester Boiler) and a fitted security alarm system. In summary comprising- Good sized lounge, fitted kitchen with built in appliances, fitted bathroom and three well-proportioned bedrooms. Externally a gated entrance provides access to the driveway which leads to the attractive garden
Garage - with remote, powered access door, covered workshop and utility room and WC

£205,000

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In More Detail:

Superb Fitted Kitchen 13'1" x 8'5" (3.98m x 2.56m)

With an excellent range of attractive well fitted units in a high gloss finish comprising base, drawer and high-level units with complimentary fitted work surfaces and inset sink unit, glazed splashback, extractor fan, inset ceiling lighting. Quality fitted appliance include Bosch double oven, Bosch microwave oven, 4 ring ceramic induction hob and a fitted extractor hood.



Lounge 20'2" x 14'3" (6.14m x 4.34m)

With feature fireplace in stone, feature fire surround with marble hearth and back, inset real flame gas fire.



Bathroom

Fitted suite with hand basin set in vanity unit, panelled bath with glazed shower screen and fitted over bath electric shower, WC.



Bedroom One 9'5" x 8'3" (2.87m x 2.51m)

With fitted wardrobes and high-level cupboards.



Bedroom Two 10'4'' x 6'9'' (3.15m x 2.05m)



Bedroom Three 8'4'' x 6'9'' (2.54m x 2.05m)

Outside

An attractive wrought iron access gate leads to the ample driveway and in turn to the garage with remote, powered access door and covered outside workshop area.

The garden includes a lawned garden with raised planted border and an attractive block paved patio area a useful external utility room 7'5'' x 5'11'' with power and light laid on an outside WC.



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.