

MELLOR & BEER

ESTATE AGENTS

51 Bridge Street, Worksop, Notts. S80 1DA

57 Woodland Drive, Worksop



- **Exceptional Three Bedroom Family Home**
- **Sought After Residential Location**
- **Superb Extension To The Rear**
- **Viewing Essential**

This is an outstanding three bedroom semi detached family home located in a sought after location within easy reach of local amenities including Valley School and leisure complex. The tastefully decorated accommodation benefits from a high specification throughout with a keen eye for detail. Briefly the property includes, entrance hall, bay fronted dining room, utility room and WC, superb fitted kitchen including built in appliances and a good sized family lounge to the rear of the property, featuring a gas stove. The first floor provides 3 bedrooms, a useful storage cupboard and a well fitted family bathroom. The property stands on an excellent sized plot, has gated driveway and artificial grass to the front. The rear garden is generous in size with two decked sitting areas and extensive lawns.

£262,500

57 Woodland Drive, Worksop, S81 7JU

Entrance Hall

Double glazed composite entrance door, fitted storage cupboard, dado rail, central heating radiator, stairs rising to the first floor and understairs storage cupboard.

Dining Room 13' x 12' (3.96m x 3.65m)

Attractive bay windows to the front elevation, picture rail feature and central heating radiator.



Breakfast Kitchen 14'8'' x 10'7'' (4.47m x 3.22m)

Featuring an excellent range of fitted quality units in a blue finish with contrasting brass effect handles including base, drawers and high level cupboards, contrasting solid wood work surfaces. Built in appliances including Beko double oven, Boson 4 ring gas hob, glazed splash back, fitted extractor fan and glazed panel double doors to the lounge.



Lounge 13'4'' x 11' (4.06m x 3.35m)

Featuring a gas fitted stove, feature central heating radiator and double glazed door to the external decked sitting area.



Utility Room 9'11'' x 7'10'' (3.02m x 2.38m)

Overall including WC, fitted hand basin with mixer tap, set on a vanity unit ½ panelled walls and central heating radiator. WC, wall mounted Ideal esprit eco gas central heating boiler.



Master Bedroom 13'9" x 9'2" (3.96m x 2.79m)

With a range of sliding mirror fronted wardrobes, picture rail and central heating radiator.



Bedroom Three 7'5" x 7'3" (2.26m x 2.21m)

One ¾ panelled wall, central heating radiator and fitted storage cupboard.



Bedroom Two 13'9" x 9'8" (4.19m x 2.94m)

Picture rail, central heating radiator and fitted double storage cupboard.



Bathroom

Low flush WC, wash hand basin set in vanity unit, panelled bath, folding glazed shower screen, mixer tap, mixer shower with hand held and deluge head. Aqua board panelling, aqua board ceiling and stainless steel towel rail.



Outside

The property is approached with double timber access gates opening to a pebbled driveway, neat frontage with artificial grass and gated access to the side/rear garden.

To The Rear

A side gate provides a generously sized paved area to the side of the property with seating area. Outside lighting, steps down to the rear garden, decked sitting area extensive lawn a combination of planted borders and raised borders and shed with outside power point.



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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