

# MELLOR & BEER

## ESTATE AGENTS

51 Bridge Street, Worksop, Notts. S80 1DA

### 77 Northfield Drive, Woodsetts



- **Outstanding Refurbished Semi Detached House**
  - **Sought After Village Location**
  - **Superb Standard and Specification**
  - **Enclosed, Private, South Facing Garden**
  - **Car Port and Garage**

Early viewing is considered essential to fully appreciate this quite outstanding three-bedroom semi-detached family home located on an excellent plot with enclosed south facing rear garden within this very popular village. The property has been completely refurbished and is finished to a high standard throughout and features an impressive open plan living/kitchen/diner with brand new kitchen and appliances, excellent bathroom, new combi boiler and oak veneer doors throughout.

**£225,000**

# 77 Northfield Drive, Woodsetts, S81 8QF

## In More Detail –

### Entrance Hall

A fitted stair case with wrought iron spindles leads to the first floor, under stairs cupboard, Upvc double glazed entrance door with double glazed side panels, fitted flooring, and central heating radiator

### Impressive Open Plan Living, Kitchen Diner 22'4" x 17'10" (6.80m x 5.43m) Reducing to 10'4" (3.15m)

With Upvc bow window to the front elevation and Upvc double-glazed sliding patio doors to the rear, 2 central heating radiators. Superb fitted kitchen finished in sage with a comprehensive range of base, drawer and high-level cupboards with contrasting roll edged work surfaces. Built in appliances include electric oven, ceramic hob and concealed extractor fan, integrated oven, ceramic double glazed side entrance door inset ceiling lighting.



## On The First Floor

Landing with balustrade and wrought iron spindles. Loft access hatch, the loft is boarded with ladder and lighting laid on.

### Bedroom One 11'6" x 10'2" (3.50m x 3.09m)

Central heating radiator, fitted cupboard housing the Ideal Instinct 2 gas combi boiler.



### Bedroom Two 11'5" x 9'10" (3.48m x 2.99m)

Central heating radiator.





### Bedroom Three 7'5'' x 7'4'' (2.26m x 2.23m)

Central heating radiator.



### Bathroom

Quality bathroom with aquaboard to the walls and a panelled aquaboard ceiling with inset ceiling lighting. A white suite includes low flush wc, wash hand basin set in a vanity unit and a panelled bath with mixer tap and fitted mixer shower with both hand held and deluge shower heads.



### Garage 17'11'' x 8'2'' (5.46m x 2.48m)

With pitched roof and up and over access door, Upvc double glazed courtesy door, power and light laid on.

The rear garden is enclosed from the side gates, faces south and offers a high level of privacy, there is a block paved patio, good size lawn outside lighting and outside tap.

### Outside

To the front of the property is an attractive block paved driveway providing car hard standing with an additional pebbled low maintenance area. Double gates to the side of the property lead to a car port and in turn to the Garage.



---

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.