

MELLOR & BEER

ESTATE AGENTS

51 Bridge Street, Worksop, Notts. S80 1DA

11 Kenley Close, Worksop



- **Superbly Well Presented Family Home**
- **Excellent Position Within a Popular Development**
- **Vacant Possession, No Upward Chain**

Early viewing is fully recommended to fully appreciate the benefits of this excellent three bedroom detached family home. The property has been redecorated throughout, with the well proportioned living space including entrance hall, lounge, inner hall and WC. There is a good sized dining kitchen which includes built in appliances. On the first floor are three bedrooms (master with en suite) and a family bathroom. To the front is a full width drive and garage, and to the rear a good sized garden with lawn and attractive block paved patio.

£240,000

11 Kenley Close, Worksop, S81 7RQ

Entrance Hall

With a central heating radiator and laminate flooring.

Lounge 16'4" x 10'3" (4.97m x 3.12m)

A central heating radiator with the focal point being the feature fireplace with fitted surround and inset electric fire.



Inner Hall

With stairs to the first floor.

Ground Floor WC

With hand basin, WC and a central heating radiator.

Dining Kitchen

Full width and benefitting from an extensive range of units which combine base, drawer and high level units complimented with a range of built in fitted worksurfaces and fitted 1 ½ bowl sink unit with drainer and mixer tap. With double glazed rear door, a central heating radiator, fitted laminate flooring, triple void for appliances, attractive tiled splashbacks and inset ceiling lighting.



On The First Floor

Master Bedroom 11'11" x 10'7" (3.63m x 3.22m)

With two double built in wardrobes and a central heating radiator.



En Suite

With WDC, fitted wash hand basin and shower enclosure, inset ceiling lighting and a central heating radiator.



Bedroom Two 10'7" x 10'7" (3.22m x 3.22m)

With a central heating radiator.



Bedroom Three 9'11" x 8'6" (3.02m x 2.59m)

With a central heating radiator.



Bathroom

With WC, hand basin, panelled bath with glazed screen, mixer shower tap, a central heating radiator and inset ceiling lighting.



Outside The Property

The property stands in a pleasant position within this cul de sac location within the Gateford development. There is a driveway providing vehicle parking and access to the garage.

Garage 18' x 8'5" (5.48m x 2.56m)

With up and over door and power and lighting laid on.

To the rear of the property is an enclosed garden, lawned and with a good sized patio which extends to the side of the house.



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.