

MELLOR & BEER

ESTATE AGENTS

51 Bridge Street, Worksop, Notts. S80 1DA

72 Westmorland Drive, Costhorpe



- **Generous Plot with Landscape Rear Garden with Entertainment Annexe/Bar**
- **Early Viewing Recommended To Avoid Disappointment**
- **Offered With No Onward Chain, Many Extras Included**

Viewing is fully recommended to appreciate all of the qualities of this superbly refurbished detached family home that benefits from an outstanding specification throughout. The property has been skilfully remodelled and renovated by the current owners providing a luxury contemporary living environment together with landscaped gardens which include an entertainment annexe currently utilised as a bar and covered hot tub area. The property benefits from gas central heating, upvc double glazed windows, superb new fitted kitchen with integrated appliances an exquisite family bathroom, new internal doors, and a reconfiguration of the ground floor to create a further reception room.

£320,000

72 Westmorland Drive, Costhorpe S81 9JT

In more detail

Entrance porch

with a composite double glazed entrance door, fitted illuminated storage /display cabinets internal timber and glazed door to the-

Inner Hall

With panelling to the walls and to the staircase to the first floor and double panel timber and glazed double doors to the-

Dining Room 11'9" x 12' (3.58m x 3.66m)

upvc bow window to the front, feature panelling to the walls central heating radiator.



Lounge 16'5" x 9'

to either side and with an elegant inset electric fire. Fitted inset ceiling lighting, central heating radiator.



Superb open plan family Kitchen 18'4" x 10'9" (5.59m x 3.28m)

An newly fitted kitchen with an extensive range of fitted units incorporating base, drawer and high level units and fitted complimentary work surfaces/breakfast bar with fitted on and a half bowl sink unit with mixer tap and drainer, Quality fitted appliances include fitted electric oven and ceramic induction hob, fridge, freezer and integrated dishwasher, feature central heating radiator, under unit lighting, inset ceiling lighting upvc double glazed double doors to the rear patio.



Study

With a rear facing double glazed window door to the rear and central heating radiator.

Cloakroom

With WC, wash hand basin, and plumbing for an automatic washing machine.

On the first floor

And attractive landing with timber balustrade and panelled walls.

Master Bedroom 12' x 9'9" Plus Recess (3.66m x 2.97m Plus Recess)

Central heating radiator and feature panelling to the walls.



Bedroom Two 9'9" Plus Recess x 11'1" (2.97m Plus Recess x 3.38m)

Central heating radiator.



Bedroom Three 9' x 8'4" Maximum measurements to include the bulk head (2.74m x 2.54m Over Bulk Head)

Central heating radiator.



Bathroom

A newly fitted luxury family bathroom, fully tiled walls and with a fitted suite incorporating low flush wc and hand basin set in a vanity unit, panelled bath with mixer tap, fitted mixer shower, glazed shower screen, central heating radiator, fitted illuminated mirror.



Outside

To the front of the property is a full width paved driveway providing parking for several vehicles, stainless steel water feature, outside light and a side access path and gate to the rear garden.

Rear Garden

The rear garden has been landscaped to create a haven for relaxation / the perfect space to entertain friends and family. To the rear of the property is an impressive full width grey porcelain tiled patio area with outside tap and access to the side gate. Beyond this patio area is a substantial area of artificial grass with raised timber edged stepped borders which are filled with a wide array of well stocked shrubbery and complimented with cobbles.

To the bottom area of the garden is a further matching patio area and more well stocked borders and an attractive timber pergola. In addition to the stunning garden area the property has a purpose-built timber entertainment annexe which currently is used as a Bar/lounge, storage room and open side hot tub area (with wall mounted TV), power, light and water laid on.

Agents Note

We are informed by the vendors that the solar panels are owned outright and that the ownership and associated benefits are transferrable



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.