

MELLOR & BEER

ESTATE AGENTS

51 Bridge Street, Worksop, Notts. S80 1DA

12 South View, Worksop



- Attractive Bay Fronted Semi Detached Family Home • Prime Position On A Private Road In A Conservation Area • Driveway For Multiple Cars Plus A Garage • Sympathetically Restored With Many Original Features Retained

Nestled in one of Worksop's most sought-after locations, this beautifully restored family home sits on a private road within a designated conservation area, offering a rare blend of period charm and modern convenience. Sympathetically renovated to preserve its many original features, this attractive bay-fronted property boasts well-proportioned living space throughout and includes entrance porch and hall, two large reception rooms, rear kitchen and spacious cellar. There are two first floor bedrooms, good sized bathroom with bath and separate shower and a third bedroom on the second floor. With a refined timeless character, the property includes gas central heating with stunning reclaimed traditional column cast iron radiators, the majority of the windows upgraded to double glazing, the original doors and some impressive reclaimed solid maple flooring. There is also a fitted security alarm system. A private driveway provides parking for several vehicles, in addition to a separate garage, while the well-stocked mature garden offers a peaceful retreat and delightful outdoor space for relaxation or entertaining, with useful outdoor storage and gardener's WC. Perfectly positioned, the home is just a short walk from Bassetlaw Hospital, Worksop railway station, other local amenities and offers easy road links to the A1, M1 and M18, making it ideal for families and professionals alike.

£ 245,000

12 South View, Worksop, Notts, S81 0HR

In More Detail

Entrance Porch

With an internal stained glazed door to the inner hall. With coved ceiling, stairs to the first floor, central heating radiator, fitted storage cupboard and solid maple flooring.

Lounge 15'6" x 12' (4.72m x 3.65m)

With coved ceiling and picture rail, feature fireplace with a fitted surround, slate hearth and cast iron inset grate, solid maple flooring, and central heating radiator.



Dining room 14'2" x 11' (4.31m x 3.35m) Reducing to 9'9" (2.97m)

With plate rack and fitted feature original storage cupboards and drawers, feature cast iron fireplace with an attractive tiled hearth, solid maple flooring and central heating radiator.



Kitchen 12'2" x 9' (3.70m x 2.74m)

A good-sized kitchen situated to the rear of the property fitted with base drawer and high-level cupboards, shelving with complimentary fitted roll top work surfaces with fitted one and a half bowl stainless steel sink unit with mixer tap and tiled splashbacks. Fitted Zanussi stainless steel cooker incorporating electric oven and five ring gas hob. Plumbing for automatic washing machine (Samsung Eco bubble washing machine included in the sale), central heating radiator, natural slate tiled floor, rear entry door and door to access the cellar.



Cellar

Storage area at top of the cellar stairs with continuation of the kitchen slate tiled floor and ample shelving. A useful cellar area with light and power laid on housing the electric consumer unit.

Storage Area a 12'1" x 6'10" (3.68m x 2.08m)

With a fitted workbench and shelving.

Storage Area b 6'8" x 5'3" (2.03m x 1.6m)

With fitted workbench and shelving.

On The First Floor

Landing with coved ceiling and spindle balustrade.

Bedroom One 13' x 12' (3.96m x 3.65m)

With coved ceiling, central heating radiator, recessed fireplace with tiled hearth and brick inset.



Bedroom Two 11'6" x 10'7" (3.50m x 3.22m)

With coved ceiling, central heating radiator, feature cast iron inset fireplace with tile hearth, fitted storage cupboard also with central heating radiator.



Bathroom 10'9 x 9' (3.27m x 2.74m)

A good-sized family bathroom which features a free-standing roll top bath, separate shower enclosure with fitted mixer shower, elegant 'Adelphi' pedestal wash hand basin and low flush WC. Inset ceiling lighting, central heating radiator, fitted cupboard housing the Worcester gas combi boiler, and further storage cupboard.



On The Second Floor

Bedroom Three 'L' Shaped 15'3" x 12'3" (4.64m x 3.73m) Reducing to 9'3" (2.81m)

Maximum measurements including the stairwell. With stripped and varnished floorboards, two feature exposed timber beams, exposed feature brick wall, three inset illuminated glass blocks, access to the eave's storage area and central heating radiator.



Outside

The property stands very pleasant within this sought after location and has the benefit of several car parking spaces on the private driveway. (There are fitted gate posts and the matching gates will be available to the purchaser of the property).

Beyond the driveway is the detached garage 15'5''x10'8'' (4.69m x 3.25m) with double entry doors (*please note the Garage is in poor condition and would benefit from either refurbishment or replacement.*)

To the front of the property is an attractive garden area with boundary wall with wrought iron railings, leading to a paved pathway to the side and rear. Most delightful, well stocked, cottage style garden with attractive borders, lawn, vegetable patch, greenhouse with established grapevine, wild flower area and an impressive monkey puzzle tree. Brick built outbuildings include a storage shed, gardener's WC and outside sensor operated lighting.



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.