

# MELLOR & BEER

## ESTATE AGENTS

51 Bridge Street, Worksop, Notts. S80 1DA

### Highland View, 34a Highland Grove, Worksop



- A Superb Five Bedroom, Three Storey Detached Family Home
- Situated On A Good Sized Plot In A Highly Sought After Location
- Superb, State Of The Art Modern Specification

Early viewing is considered essential to fully appreciate this recently constructed, high specification five bedroom detached family home which is located in a highly sought after residential location just off Blyth Road and close to Bassetlaw Hospital, Worksop Railway Station and excellent local road links. The property stands on a large plot offering extensive frontage and enclosed rear garden. The spacious well designed family living accommodation includes: porch, inner hall, two reception rooms, ground floor WC, utility room and a superb open plan family living kitchen. The first floor includes a guest bedroom suite with dressing room and en suite, there are two further bedrooms, one with an en suite, and a family bathroom. The second floor provides a master suite including a large bedroom, dressing room and superb bathroom suite.

£625,000

# 34a Highland Grove, Worksop, S81 0JN

## Entrance Porch/Cloakroom

With stained glazed entrance door, inset ceiling lighting and fitted alarm control.

## Inner Hall

With porcelain tiled floor, inset ceiling lighting, low level courtesy lighting and oak and glass staircase to the first floor.

## Lounge 16'6" x 13'4" (5.02m x 4.06m)

With an attractive bay window, porcelain tiled floor, inset ceiling lighting and a media wall featuring panoramic electric fireplace.



## Dining Room 13'10" x 7'5" (4.21m x 2.26m)

With porcelain tiled floor.

## Utility Room 7'5" x 6'10" (2.26 x 2.08m)

Fitted with a quality range of units finished in grey with complimentary worksurfaces and inset sink unit with drainer and mixer tap. There is a double appliance void with plumbing for automatic washing machine, concealed Ideal gas central heating boiler, porcelain tiled floor, extractor fan and inset ceiling lighting.

## Ground Floor WC

White suite with WC, hand basin set in vanity unit, extractor fan and illuminated mirror.

## Open Plan Living Family Kitchen 26'9" x 18'5" (8.15m x 5.61m)

A superbly appointed room located at the rear of the property featuring twin bi fold floor to ceiling doors overlooking the rear garden and offering access to the full width patio/entertaining area. The kitchen is fitted with a high quality range of units finished in light grey with contrasting worksurfaces with inset 1 ½ bowl sink, drainer and mixer tap, and features base, drawer and high level units (all soft closing) and a central island/breakfast bar. To compliment the units there are a range of built in appliances including twin built in double fan assisted ovens, twin warming drawers, microwave oven with grill, full height integrated fridge and separate freezer, built in dishwasher, wine cooler, ceramic hob and fitted boiling tap. There is also inset ceiling lighting, media wall featuring a panoramic remote controlled electric fire and access to an understairs storage area which also houses some of the infrastructure controls.





## On The first Floor

### Landing

With fitted double storage cupboard/airing cupboard, a central heating radiator and oak/glass staircase.

### Guest Bedroom 15' x 12'2" (4.57m x 3.70m)

With inset ceiling lighting and a central heating radiator.



### Guest Dressing Room 12'2" x 6'7" (3.70m x 2.00m)

### Guest En Suite

White suite with low flush WC, twin hand basins set in vanity unit, full width shower with glazed screen and shower with hand held and deluge head. There are tiled splashbacks, stainless steel towel rail, extractor fan and inset ceiling lighting.



### Bedroom Three 14' x 12'8" reducing to 10'6" (4.26m x 3.86m reducing to 3.20m)

With inset ceiling lighting, a central heating radiator and built in double wardrobe.

### En Suite

White suite with WC, wash hand basin set in vanity unit, full width shower with glazed shower screen with hand held and deluge head, tiled splashbacks, inset ceiling lighting and light tunnel, extractor fan and a stainless steel towel rail.

### Bedroom Four 12'1" x 12' reducing to 9'1" (3.68m x 3.65m reducing to 2.76m)

With fitted double wardrobe, inset ceiling lighting and a central heating radiator.

### Bedroom Five 11'11" x 8'10" (3.63m x 2.69m)

With fitted double wardrobe, inset ceiling lighting and a central heating radiator.

### Bathroom

White suite with WC, hand basin set in vanity unit, panelled bath with glazed shower screen and mixer shower, inset ceiling lighting and light tunnel, tiled splashbacks, extractor fan and a stainless steel towel rail.



## On The Second Floor

### Master Suite 14'6" x 11'6" (25'5" at maximum point) (4.42m x 3.50m) (7.74m at maximum point)

Occupying the second floor with windows to the front and an opening access window to the balcony. There is a fitted Panasonic air conditioning unit, 2 central heating radiators and inset ceiling lighting.



### **Inner Lobby 8'5" x 5'7" (2.56m x 1.70m)**

The inner lobby provides access to a double wardrobe and to a Dressing area 13'2" x 8'3" (4.01m x 2.51m) with fitted hanging rails, a central heating radiator and inset ceiling lighting.

### **Master En Suite**

With a porcelain tiled floor, fitted suite with WC, twin hand basins set in vanity unit, freestanding bath with mixer tap, bespoke glazed shower enclosure, fitted shower with hand held and deluge head. Also with inset ceiling lighting, Keylite roof window, illuminated vanity mirror and stainless steel towel rail.



### **Outside The Property**

The property stands in a commanding position at the head of this popular residential road just off Blyth Road and occupies a generous plot.

The frontage is gated and provides parking for multiple vehicles and has a fitted EV charging point. A side pedestrian access gate gives access to side and the enclosed rear garden which has an elevated full width patio with glass balustrade.

There is an extensive lawn and a newly built entertainment space which may suit a variety of uses, and is supplied with power, light, water and drainage for a hot tub. The entertainment area consists of:

### **Main Area 16'4" x 11' (4.97m x 3.35m)**

With double glazed sliding patio doors and inset ceiling lighting.

### **Shower Room**

A white suite which includes WC, hand basin and shower enclosure, inset ceiling lighting and an extractor fan.

### **External Covered Area 11' x 8'4" (3.35m x 2.54m)**

Designed to accommodate a hot tub.

### **External Store 11'1" x 4'2" (3.37m x 1.27m)**

There are outside power points, outside courtesy lighting and floodlight to the garden.



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.