

MELLOR & BEER

ESTATE AGENTS

51 Bridge Street, Worksop, Notts. S80 1DA

8 High Hoe Drive, Worksop



- Located in a Sought After Position Within Easy Reach of The Town Centre
- Generous Plot With Front Garden, Side Gated Driveway and Good Sized Rear Garden
 - Rear Garden Offers a High Level of Privacy
 - Three Bedroom Family Home With Excellent Potential
- Gas Central Heating and UPVC Double Glazing, Coving, and LED lighting throughout
- Well Placed For Access to Local Supermarkets, Chesterfield Canal and Open Countryside
 - Ideal For Buyers Looking to Personalise and Modernise
 - A Great Opportunity to Create a Long Term Family Home

Situated in a sought-after residential position, this three-bedroom family home stands on a generously sized plot with a front garden, side gated driveway, and a good-sized, private rear garden. The property benefits from gas central heating and UPVC double glazing and is ideally located for convenient access to the town centre, local supermarkets, the scenic Chesterfield Canal, and the open countryside. Internally, the accommodation comprises an entrance hall, a lounge with a square bay window, and a dining kitchen. On the first floor, there are three bedrooms and a family bathroom. The property represents an excellent opportunity to create a stylish and comfortable family home tailored to your own tastes and requirements.

£ 175,000

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In Summary

Entrance hall, UPVC double glazed entrance door and central heating radiator

Lounge 18'3" x 11' (5.56m x 3.35m)

Maximum measurements into the deep square bay window, coved ceiling, two central heating radiators, feature fireplace with fitted surround, marble hearth, inset gas fire and under stairs recess.



Dining Kitchen 14' x 9'6" (4.26m x 2.89m)

With a central arch, and kitchen units comprising base, drawer and high-level units with complimentary roll edged work surfaces and inset stainless steel sink unit. Coved ceiling UPVC double glazed rear entrance door.



On The First Floor

Bathroom

Suite includes WC, hand basin and panelled bath with both over bath electric shower and shower mixer tap.



Bedroom One 10'7" x 7'4" (3.22m x 2.23m)

With fitted double mirror fronted wardrobes and central heating radiator.



Bedroom Two 10'8" x 8'6" (3.25m x 2.59m)

With fitted wardrobes and central heating radiator.



Bedroom Three 9'3" x 5'10" (2.81m x 1.77m)

Central heating radiator and fitted shelving.



Outside

High Hoe Drive is a popular and pleasant location set just off Bracebridge with the properties on the right-hand side tending to benefit from the larger plots and generous gardens. No 8, has a lawned frontage and a drive to the side of the property which is gated and provides vehicle hard standing for approx. 4 cars and access to the Garage.



Garage 22'1" x 10' (6.73m x 3.04m)

With up and over access door, fitted shelving and workbench, power and light laid on, rear courtesy door.

The enclosed rear garden includes a patio area immediately to the rear of the house and leading to a lawned area, there is an outside tap and external boiler cupboard housing the gas central heating boiler.

The gardens continue with a lawned area beyond the garage with features a decked area with stone bench and yet further to a secluded rear, populated with plum, cherry and apple trees and a rear gate.

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.