

MELLOR & BEER

ESTATE AGENTS

51 Bridge Street, Worksop, Notts. S80 1DA

4 Curzon Drive, Worksop



- **Three/Four Bedroom Detached Family Home**
- **Excellent Elevated Position With Commanding Views**
- **Superb Well Stocked Rear Garden Offering High Level Of Privacy**
- **Close To Local Schools and Other Amenities**

Early viewing is fully recommended to fully appreciate all of the benefits of this extended detached family home which stands in a sought-after location within a few minutes' walk of prospect junior school. The property benefits from both a ground floor extension and a conservatory to provide flexibility with extra living or bedroom space. Situated in an elevated position the property offers commanding views over the north west of the town and has an excellent well stocked rear garden which offers a high level of privacy.

£ 300,000

4 Curzon Drive, Worksop

Entrance Porch

UPVC double storm doors.

Reception Hallway

With fitted cloaks closet, stairs to the first floor and featuring a brass tubular spindles Central heating radiator and fitted radiator cover.

Kitchen 13'2" x 10'9" (4.01m x 3.27m)

Includes a comprehensive range of contemporary fitted units finished in a high gloss cream and with contrasting fitted work surfaces with inset twin stainless steel sinks with fitted mixer tap. There are fitted appliances including AEG electric oven, Belling four ring ceramic hob a courtesy door leads to the rear lobby.



Through Lounge/Dining Area 22'4" x 13'4" (6.80m x 4.06m)

A very good size versatile reception room with a central arch, fitted fireplace, coved ceiling, sliding patio doors to the conservatory.



Conservatory 11'11" x 10'3" (3.63m x 3.12m)

Built with a brick base and UPVC double glazed windows with UPVC double doors giving access to the garden.



Office/Bedroom Four 13'7" x 8'4" (4.14m x 2.54m)

Accessed from the lounge this is a ground floor extension offering versatility.

Rear Lobby

External rear door, courtesy door to the garage and a gardeners WC

On The First Floor

Bedroom One 11'2" x 10'4" (3.40m x 3.15m)

With fitted wardrobes central heating radiator.



Bedroom Two 12'1" x 8'10" (3.68m x 2.69m)

With fitted wardrobes, central heating radiator.



Bedroom Three 10'4" x 8'10" Max (3.15m x 2.69m)

With fitted storage cupboard, central heating radiator.



Bathroom

Well fitted and with fully tiled walls, low flush wc and wash hand basin set in vanity unit and panelled bath, glazed shower screen and fitted mixer shower, heated towel /central heating radiator.



Outside

The property stands on a generously proportioned plot, and unusually has two drives to the front of the property one of which leads to the Garage. There is an attractive front garden with lawn and established shrubbery.

Gated access to the side leads to the enclosed rear garden which is tiered and particularly well stocked with shrubbery and planted borders. There are a number of outbuildings that will be included in the sale including sheds and a greenhouse.



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.