

# MELLOR & BEER

## ESTATE AGENTS

51 Bridge Street, Worksop, Notts. S80 1DA

### 18 Glebe Close, Worksop



- Sought After St Anne's Development, Close To Town Centre, Schools and A57 Road Links
- Quiet Cul-De-Sac Position With Driveway, Garage and Enclosed Private Rear Garden
- Spacious Lounge, Separate Dining Room and Additional Conservatory
- Fitted Kitchen With Integrated Appliances and Useful Utility Room
- Three Bedrooms Including Master With Fitted Wardrobes and En-Suite Shower Room

This attractive detached family home is pleasantly positioned within the ever-popular St Anne's development, a location highly regarded for its convenience and family-friendly setting. The property enjoys excellent access to the A57 by-pass, within walking distance of St Anne's church and school, and only a short stroll from Worksop town centre. Internally, the accommodation offers a versatile layout that is ideally suited to modern family living. The ground floor includes a welcoming entrance porch and hall, a generous lounge with feature fireplace, a separate dining room with sliding patio doors, and a conservatory overlooking the garden. The fitted kitchen comes complete with integrated appliances, complemented by a matching utility room. A convenient ground floor cloakroom/WC adds to the practicality. To the first floor, the landing provides access to three bedrooms, including a particularly spacious master bedroom with fitted wardrobes and an en-suite shower room. The family bathroom has been recently refurbished with a contemporary suite and full tiling. Externally, the property benefits from a driveway, garage, pleasant front garden and a well-enclosed rear garden that offers a high degree of privacy. This is an excellent opportunity to acquire a well-maintained home in a highly sought-after residential area.

£ 249,950



# 18 Glebe Close, Worksop, S80 3QX

## Entrance porch

With a upvc double glazed entrance door.

## Inner hall

Central heating radiator, under stairs cloaks cupboard, fully tiled and fitted wc, wash hand basin set in vanity unit, stainless steel towel rail.

## Lounge 19'7" x 10'10"

An attractive well-proportioned reception room located to the front of the property with a feature fireplace with inset gas fire, two central heating radiators double doors to both the hall and dining room.



## Dining Room 9'9" x 8'11"

Upvc double glazed sliding patio doors to the garden and central heating radiator.



## Conservatory 9'9" x 5'9"

Built with a brick base, upvc double glazed windows and doors, central heating radiator.



## Fitted Kitchen 9'10" x 7'10"

Includes a comprehensive range of fitted timber units comprising base, drawer and high-level cupboards, complimentary fitted work surfaces and inset sink, built in appliances including built in oven, hob, an over head extractor.



## Utility Room 7'3" x 5'9"

With a range of fitted units which match the kitchen.



## On The First Floor

### Landing

With loft access hatch, fitted cylinder tank cupboard.

### Family bathroom

Refurbished with fully tiled walls and a fitted suite in white comprising wc, wash hand basin set in a vanity unit, panelled bath, extractor fan, inset ceiling lighting and central heating radiator.



### Master Bedroom 16'6'' x 10'

With fitted furniture which includes three double fitted wardrobes with matching bedside drawers and a fitted dressing table, central heating radiator.



### En Suite Shower Room

Fully tiled walls, panelled ceiling with inset ceiling lighting, low flush wc, pedestal hand basin, walk in shower enclosure and heated towel rail.



### Bedroom Two

Central heating radiator.



### Bedroom Three 9'11'' x 6'10''

With fitted storage cupboard, central heating radiator.



## Outside

The property stands in a very pleasant cul-de-sac location within this very popular development. To the front is a good-sized attractive block paved driveway providing vehicle hard standing with access to the garage and outside light. To the rear of the property is a pleasant enclosed rear garden which provides a good level of privacy and backing on to open fields.



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.

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