





## welcome to

# **Station Road, Whitwell Worksop**

Offered for sale is this THREE bedroom DETACHED BUNGALOW located in the popular village of Whitwelll, with local amenities like good schools and shops, with Creswell train station close by, this makes this property ideal for commuters or families looking to relocate.













# Station Road, Whitwell Entrance Hall

Access into the property via front facing entrance door, cupboard housing boiler.

## Lounge

12' x 16' 10" ( 3.66m x 5.13m )

Side facing double glazed window and rear facing double glazed french doors to the garden, coving to the ceiling, gas fire and central heating radiator.

#### Kitchen

8' 10" x 14' 1" ( 2.69m x 4.29m )

Fitted with a range of wall and base units along with worksurfaces comprising of stainless steel sink and drainer, under counter fridge and freezer, rear facing double glazed window and entrance door.

#### **Bedroom One**

10' 10" x 12' 10" max into recess (  $3.30m \times 3.91m$  max into recess )

Double bedroom comprising of front facing double glazed window, central heating radiator, coving to the ceiling, laminate flooring.

#### **Bedroom Two**

10' 1" into recess x 10' 10" ( 3.07m into recess x 3.30m ) Double bedroom comprising of front facing double glazed window, central heating radiator, laminate flooring.

#### **Bedroom Three**

7' 1" x 7' 10" door recess ( 2.16m x 2.39m door recess ) Double bedroom comprising of side facing double glazed window, central heating radiator, laminate flooring.

### **Exterior**

Sat on a large plot this property has a lawned front garden, with a paved driveway providing off-street parking,

To the rear of the property is a lawned and enclosed garden fenced to the sides and back with paved features.





## welcome to

# **Station Road, Whitwell Worksop**

- COUNCIL TAX BAND: C
- VILLAGE LOCATION
- OFF-STREET PARKING
- POSITIONED ON A LARGE PLOT
- BEAUTIFULLY PRESENTED

Tenure: Freehold EPC Rating: D

offers over

£210,000







Whitwell recreation ground

Lappit Grn

Station Rd

Whitwell

Map data ©2024

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WKS113053



Property Ref: WKS113053 - 0008 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.





## 01909 500505



Worksop@williamhbrown.co.uk



80 Bridge Street, WORKSOP, Nottinghamshire, S80 1JA



williamhbrown.co.uk