









welcome to

Fuggle Drive, Worksop

TheBayswater £389,995, AVAILABLE NOW, INCLUDES UPGRADES WORTH OVER £6,500 AND STAMP DUTY PAID! Contact us today for more information of these stunning, executive NEW homes. Enjoy the rest of the summer living in pure luxury.













Fuggle Drive, Gateford Entrance Hall

Entrance door, stairs rising to the first floor accommodation, storage cupboard, radiator

Lounge

20' 1" into bay x 10' 11" (6.12m into bay x 3.33m) Double glazed bay window to the front elevation, two radiators, media plate

Study/additional Reception

13' 6" x 8' 2" (4.11m x 2.49m)

Double glazed bay window to the front elevation, radiator, television point

Cloakroom

Two piece suite comprising low level wc, wash hand basin with tiled splash backs, radiator, extractor fan, Amtico flooring

Kitchen/diner

26' 4" x 9' 8" max (8.03m x 2.95m max)

Fitted with a range of high and low level units in grey gloss with worktop space over incorporating a stainless steel sink with drainer, integrated Neff double oven, four ring gas hob, splash back and hood over, integrated fridge freezer, integrated dishwasher, Amtico flooring, spot lights to ceiling, under unit lighting, two radiators, media plate, rear facing double glazed window, double glazed french doors leading outside

Utility Room

Fitted with a range of high and low level units in grey gloss with worktop space over, plumbing for a washing machine, space for a tumble dryer, wall mounted gas central heating boiler, radiator, extractor fan, double glazed door outside

Landing

Cupboard housing the hot water cylinder, radiator

Master Bedroom

16' 11" into recess x 11' 1" (5.16m into recess x 3.38m) Front facing double glazed window, radiator,

television point, telephone point, door leading into the...

En-Suite

Three piece suite comprising walk in shower, vanity wash hand basin with fitted mirror, low level wc, part tiled walls and flooring, radiator/ heated towel rail, shaver point, front facing obscure double glazed window

Bedroom Two

13' 5" x 8' 8" (4.09m x 2.64m) Front facing double glazed window, radiator, television point

Bedroom Three

12' 5" x 8' 8" (3.78m x 2.64m) Rear facing double glazed windows, radiator

Bedroom Four

10' 6" into recess x 10' 4" (3.20m into recess x 3.15m) Rear facing double glazed window, radiator, access to the loft space

Bathroom

Four piece suite comprising panelled bath with shower attachment over, pedestal wash hand basin, low level wc, shower enclosure with shower, part tiled walls, tiled flooring, radiator/ heated towel rail, shaver point, rear facing double glazed window, extractor fan

Exterior

Open plan front garden with a variety of mixed plants and shrubs. Tandem driveway leading to the detached garage, outside water tap, wooden gate leading into the Rear garden which has a wooden fence, patio and lawn area.

Garage

17' 7" x 8' 9" (5.36m x 2.67m)

Up and over main access door, power and light connected, water tap, wall mounted gas central heating boiler, door leading into the hall





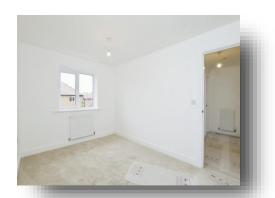
welcome to

Fuggle Drive, Worksop

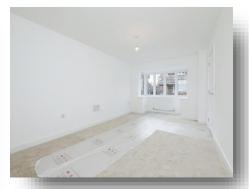
- EXECUTIVE DETACHED
- FOUR DOUBLE BEDROOMS
- STUDY
- SEPARATE DETACHED GARAGE
- SOUGHT AFTER LOCATION

Tenure: Freehold EPC Rating: Exempt

£389,995









Please note the marker reflects the postcode not the actual property

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Property Ref: WKS113433 - 0003 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.

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