

Dunstan Crescent, Worksop S80 1AG



# welcome to

# Dunstan Crescent, Worksop

Offered for sale is this traditional THREE bedroom DETACHED family home located in a highly sought after residential area just off Sparken Hill in Worksop. This property requires modernisation but offers fantastic potential with NO CHAIN.













#### **Dunstan Crescent, Worksop Entrance Porch**

Entrance to the property via the front facing entrance door leading in to the entrance hall.

# **Entrance Hall**

Entrance via the entrance porch in to the hall with stairs leading to the first floor, central heating radiator and access to understairs storage cupboard.

## Cloakroom

Fitted with a WC, wash hand basin, rear facing double glazed obscure window and fitted storage to the wall.

## Lounge

15' 8" x 12' 6" to side of chimney breast ( 4.78m x 3.81m to side of chimney breast )

Front facing double glazed window, central heating radiator and a gas fire with surround.

## **Dining Room**

10' 2" + recess x 16' (3.10m + recess x 4.88m) Electric fire fitted with an exposed brick fireplace, coving to the ceiling and rear facing double glazed sliding doors to the conservatory.

# Conservatory

13' 10" x 8' 8" ( 4.22m x 2.64m ) rear facing double glazed windows, central heating radiator and a side facing double glazed entrance door leading to the garden.

# Kitchen

13' 3" x 9' 7" ( 4.04m x 2.92m )

Fitted with a range of wall and base units with worksurfaces over incorporating a inset sink and drainer unit, space for under counter fridge, space for freestanding cooker, tiled flooring, built in breakfast bar and a rear facing double glazed window.

# Landing **Bedroom One**

13' 4" x 11' 6" up to wardrobes ( 4.06m x 3.51m up to

#### wardrobes)

Double bedroom with fitted wardrobes to one wall, central heating radiator and a front facing double glazed window.

# **Bedroom Two**

13' 10" x 9' 5" ( 4.22m x 2.87m ) Double bedroom with fitted double wardrobes, central heating radiator and a rear facing double glazed window.

### **Bedroom Three**

10' 5" MAX x 10' 2" MAX ( 3.17m MAX x 3.10m MAX ) Double bedroom with a fitted storage cupboard, central heating radiator and a side facing double glazed window.

# **Bathroom**

Fitted with a four piece suite comprising of a corner bath, shower cubicle, WC, wash hand basin, tiled walls and a rear facing double glazed obscure window.

# Exterior

To the front we have a large paved driveway leading to the garage providing ample off street parking and a enclosed lawn area to the side with mature borders.

To the rear we have an extensive fenced and enclosed lawn with a paved patio seating area, mature borders, greenhouse and a wooden shed.

# Garade

Fitted with an up and over door, side facing entrance door and a rear facing entrance door.





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# **Dunstan Crescent, Worksop**

- COUNCIL TAX BAND: D
- THREE BEDROOM DETACHED FAMILY HOME
- HIGHLY SOUGHT AFTER LOCATION IN WORKSOP
- DRIVEWAY AND GARAGE PROVIDING AMPLE OFF STREET PARKING
- EXTENSIVE GARDEN TO THE REAR

Tenure: Freehold EPC Rating: Awaited

offers in the region of

£315,000





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# william h brown





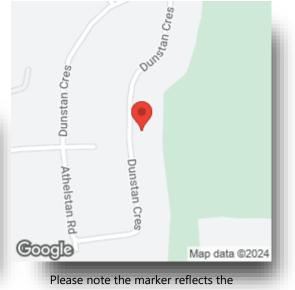


Worksop@williamhbrown.co.uk

80 Bridge Street, WORKSOP, Nottinghamshire, S80 1JA



williamhbrown.co.uk



postcode not the actual property