



Woodland Drive, Worksop S81 7JU

welcome to

Woodland Drive, Worksop

GUIDE PRICE £260,000 to £280,000. THREE bedroom DETACHED family home set over two storeys offering spacious living accommodation throughout with ample storage opportunities and an array of desirable features throughout. Early viewings are highly recommended to fully appreciate this property.



Woodland Drive, Worksop Entrance Hall

Entrance to this lovely home via the front facing entrance door leading in to the hall with stairs to the first floor, a central heating radiator, coving to the ceiling and a side facing double glazed obscure window.

Cloakroom

Fitted with a two piece suite comprising of a WC, wash hand basin and a side facing double glazed obscure window.

Dining room

12' 8" into bay x 12' (3.86m into bay x 3.66m)
Spacious lounge with a large front facing double glazed bay window allowing floods of natural light to flow through the lounge with the focal point being the gas fire with modern surround. This room also benefits from a central heating radiator and coving to the ceiling.

Lounge

14' 6" x 11' 11" MAX (4.42m x 3.63m MAX)
Rear facing double glazed french doors leading to the garden, gas fire, coving to the ceiling and a central heating radiator.

Kitchen

7' 2" x 9' 10" (2.18m x 3.00m)
Fitted with a range of wall and base units with worksurfaces over incorporating a sink and drainer unit, splashback tiling, integrated fridge freezer, integrated oven with gas hob and extractor fan, space for washing machine and a rear facing double glazed window.

Landing

Wooden balustrade, side facing double glazed window and access to the loft room.

Bedroom One

13' 7" in to bay x 9' 2" up to wardrobe (4.14m in to bay x 2.79m up to wardrobe)
Double bedroom with a large front facing double

glazed bay window, central heating radiator and wardrobes fitted to one wall

Bedroom Two

13' 11" x 10' 11" MAX (4.24m x 3.33m MAX)
Double bedroom with a storage cupboard housing the "Ideal" boiler, central heating radiator and a rear facing double glazed window.

Bedroom Three

7' 5" x 7' 1" (2.26m x 2.16m)
Front facing double glazed window and a central heating radiator.

Loft Area

Accessed via the loft hatch on the landing and benefits from a side facing double glazed velux style window.

Bathroom

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

Exterior

To the front of the property we have double iron gates leading to the paved driveway and single detached garage giving ample off street parking as well as a small lawn area.

To the rear we have a fenced and enclosed garden with a large paved seating area and steps leading down to the lawn with mature shrubs and trees.

Garage

Single detached garage with power and lighting



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Woodland Drive, Worksop

- COUNCIL TAX BAND: B & FREEHOLD ** GUIDE PRICE OF £260,000-£280,000 **
- PAVED DRIVEWAY & GARAGE PROVIDING AMPLE OFF STREET PARKING
- THREE BEDROOM DETACHED FAMILY HOME
- TWO RECEPTION ROOMS & CLOAKROOM
- SOUGHT AFTER AREA IN WORKSOP

Tenure: Freehold EPC Rating: C

guide price

£260,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WKS114361 - 0003

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