



Hartland Road, Worksop S80 1XN

welcome to

Hartland Road, Worksop

GUIDE PRICE £450,000-£475,000. A MUST SEE... EXQUISITE Four bedroom FAMILY HOME situated on a BEAUTIFUL PLOT on Water Meadows located close to a wide variety of local amenities as a result of Worksop Town centre being a stones throw away, which include excellent local primary & secondary schools.



Hartland Road, Worksoop Entrance Porch

Step inside this lovely home via the front facing entrance door leading in to the porch with a door giving access to the entrance hall.

Entrance Hall

Entrance via the front facing entrance door leading in to the hall fitted with laminate flooring, stairs leading to the first floor with access to a large storage cupboard.

Cloakroom

Fitted with a WC, wash hand basin, side facing double glazed obscure window and tiled walls.

Lounge

19' 8" x 12' 2" (5.99m x 3.71m)
Front facing double glazed window, rear facing double glazed window, gas fire and rear facing double glazed sliding doors to the rear.

Dining Room

13' 1" x 10' 10" (3.99m x 3.30m)
Rear facing double glazed window, central heating radiator and fitted with laminate flooring.

Kitchen / Orangery

28' 11" MAX x 13' 2" (8.81m MAX x 4.01m)
Fitted with a range of wall and base units with worksurfaces over incorporating a sink and drainer unit, integrated double oven, electric hob, built in dishwasher, space for fridge freezer, tiled floors, rear facing double glazed window, side facing entrance door and rear facing bi-fold doors.

Reception Room

Versatile multi purpose large space with 6 rear facing double glazed floor to ceiling windows and a front facing double glazed window.

Utility Room

Landing

Bedroom One

11' 8" x 10' 1" (3.56m x 3.07m)

Double bedroom with a rear facing double glazed window, central heating radiator and fitted with laminate flooring.

Bedroom Two

9' 6" x 10' up to wardrobe (2.90m x 3.05m up to wardrobe)

Double bedroom with a front facing double glazed window and a central heating radiator.

Bedroom Three

10' 5" x 8' 10" (3.17m x 2.69m)
Double bedroom with a rear facing double glazed window, a central heating radiator and fitted with laminate flooring.

Bedroom Four

7' 9" x 10' 1" (2.36m x 3.07m)
Double bedroom with a rear facing double glazed window, a central heating radiator and fitted with laminate flooring.

Bathroom

Fitted with a shower cubicle, bath, tiled walls and floor and a front facing double glazed obscure window.

Seperate Wc

Fitted with a WC.

Exterior

To the front of the property is a lawned garden with hedging, an ample driveway for several vehicles which leads to a double garage which offers two roller doors.

Access down the side of the property leading to the rear is enclosed and paved with mature trees and borders.

The rear of the property offers not only a spacious lawned garden but a raised circular seating area ideal for entertaining. Having a second raised area with artificial grass. Paved patio area and footpath.

Access from the garden in to the summer house

which has glass doors opening into the garden, tiled flooring and fire area. Wall and base units, plumbing and lighting.
Shower room with wc, wash hand basin and shower cubicle.



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welcome to

Hartland Road, Worksop

- COUNCIL TAX BAND: D & TENURE: FREEHOLD
- DETACHED VERSATILE FAMILY HOME
- KITCHEN, ORANGERY, UTILITY, CLOAKROOM
- FOUR BEDROOMS, BATHROOM, LARGE RECEPTION ROOM
- OUTDOOR SUMMERHOUSE, EXTENSIVE GARDEN, AMPLE PARKING & DOUBLE GARAGE

Tenure: Freehold EPC Rating: C
Council Tax Band: D

guide price

£450.000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WKS115141 - 0003

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