

**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, Worksop 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 (  $2.90 \, \mathrm{m} \, \mathrm{x} \, 3.05 \, \mathrm{m}$  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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# **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







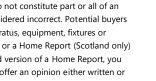
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Please note the marker reflects the postcode not the actual property

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Property Ref: WKS115141 - 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 quidance 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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