



**Rochester Close, Worksop S81 0PT**

**welcome to**

## **Rochester Close, Worksop**

William H Brown are delighted to be the selling agents of this THREE bedroom SEMI DETACHED family home, located in a popular area in Worksop close to a variety of essential amenities to include Kilton Forest Golf Course, Morrison's and Tesco supermarkets, Bassetlaw Hospital



## **Rochester Close, Worksop Entrance Hall**

Step inside this lovely home via the front facing entrance door leading in to the hall with stairs leading to the first floor and access in to the lounge.

### **Lounge**

12' 3" x 13' 4" ( 3.73m x 4.06m )

Spacious lounge area with a large front facing double glazed bay window allowing natural light to flow, a central heating radiator and an electric fire with modern surround.

### **Dining Room**

7' 9" x 11' 2" ( 2.36m x 3.40m )

Doors leading to the conservatory and a central heating radiator.

### **Kitchen**

11' 2" x 8' 4" ( 3.40m x 2.54m )

Fitted with a range of wall and base units with worksurfaces over incorporating a sink and drainer with a tiled splashback, an integrated electric oven, gas hob and extractor fan, integrated fridge freezer, integrated washing machine and side facing entrance door.

### **Consevatory**

An additional reception room with side and facing double glazed windows and rear facing doors opening out in to the rear garden.

### **Landing**

#### **Bedroom One**

9' 6" x 13' 2" ( 2.90m x 4.01m )

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

#### **Bedroom Two**

7' 9" x 10' 3" ( 2.36m x 3.12m )

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

#### **Bedroom Three**

6' 8" x 8' 7" ( 2.03m x 2.62m )

Front facing double glazed window and a central heating radiator.

### **Bathroom**

Fitted with a three piece suite comprising a bath with shower over, wash hand basin, WC, central heating radiator and part tiled walls.

### **Exterior**

To the rear we have a fenced and enclosed garden with astroturf and a decked seating area.

### **Garage**



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## Rochester Close, Worksop

- COUNCIL TAX BAND: B & TENURE: FREEHOLD
- THREE BEDROOM SEMI DETACHED FAMILY HOME
- STORAGE THROUGHOUT
- TWO RECEPTION ROOMS
- GARAGE

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers over

**£185,000**



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Property Ref:  
WKS115103 - 0006

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Please note the marker reflects the postcode not the actual property



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