

**Kensington Way, Worksop S81 7SY** 



## welcome to

# **Kensington Way, Worksop**

Offered for sale is this impressive FOUR bedroom TWO bathroom DETACHED family home, situated in a highly sought after area of Worksop. Offering generous living space throughout, the property features a spacious lounge and well appointed kitchen diner on the ground floor and a driveway & garage.













# Kensington Way, Worksop Cloakroom

Fitted with a WC, wash hand basin and a central heating radiator.

## Lounge

22' 5" x 11' 3" ( 6.83m x 3.43m )

Spacious lounge area with a front facing double glazed window, X2 central heating radiators, a fireplace and patio doors.

#### Kitchen

10' 2" x 22' 4" ( 3.10m x 6.81m )

Fitted with a range of wall and base units with worksurfaces over incorporating a sink and drainer unit, plumbing for washing machine, plumbing for dishwasher, rear facing double glazed window, front facing double glazed window and a side facing entrance door.

### Landing Bedroom One

11' 5" x 11' 1" ( 3.48m x 3.38m )

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

### **En-Suite**

Fitted with a three piece suite comprising a shower cubicle, WC, wash hand basin and front facing double glazed window.

## **Bedroom Two**

9' 8" +recess x 9' 5" ( 2.95m +recess x 2.87m ) Double bedroom with built in wardrobes, a central heating radiator and rear facing double glazed window.

## **Bedroom Three**

8' 8" x 8' 9" ( 2.64m x 2.67m )

Rear facing double glazed window and a central heating radiator.

## **Bedroom Four**

10' 5" x 11' 3" ( 3.17m x 3.43m )

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

#### **Bathroom**

Fitted with a three piece suite comprising a bath, WC, wash hand basin, central heating radiator and a rear facing double glazed window.

#### Exterior

To the rear we have a fenced and enclosed garden with a paved seating area, decked seating area, a fitted bar with power and lighting and a cold water tap.

#### Garage

Fitted with power and lighting





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# **Kensington Way, Worksop**

- COUNCIL TAX BAND: D & TENURE: FREEHOLD
- FOUR BEDROOM, TWO BATHROOM DETACHED FAMILY HOME
- SOUGHT AFTER AREA IN WORKSOP
- WELL PROPORTIONED THROUGHOUT
- GARAGE

Tenure: Freehold EPC Rating: C

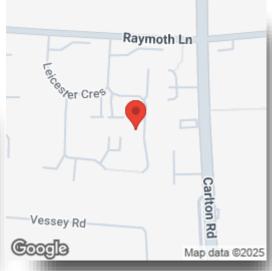
Council Tax Band: D

# £345,000









Please note the marker reflects the postcode not the actual property

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Property Ref: WKS115205 - 0002 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 guidance 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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