



**Dragonfly Way, Rhodesia Worksop S80 3GW**



**welcome to**

**Dragonfly Way, Rhodesia Workso**

Offered for sale is this THREE bedroom SEMI DETACHED family home ideally located in the highly sought-after residential development in the village of Rhodesia. Boasting three generously sized double bedrooms, this property offers spacious living throughout



### **Dragonfly Way, Rhodesia Cloakroom**

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

### **Lounge**

15' 2" MAX x 10' ( 4.62m MAX x 3.05m )

With a front facing double glazed window and a central heating radiator.

### **Kitchen**

7' 9" x 13' 6" ( 2.36m x 4.11m )

Fitted with a range of wall and base units with worksurfaces over incorporating a sink and drainer, plumbing for washing machine, integrated electric oven, hob, a central heating radiator, a rear facing double glazed window and a rear facing entrance door.

### **Landing**

#### **Bedroom One**

13' 7" x 11' 5" ( 4.14m x 3.48m )

Double bedroom with two double glazed windows and two central heating radiators

#### **Bedroom Two**

11' 7" x 6' 10" ( 3.53m x 2.08m )

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

#### **Bedroom Three**

9' 2" x 16' 10" ( 2.79m x 5.13m )

A rear facing double glazed window and a central heating radiator.

### **Bathroom**

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

### **Exterior**

To the front of the property a small lawn area and a driveway providing off street parking.

To the rear a fenced and enclosed lawn.

### **Garage**

8' 7" x 17' ( 2.62m x 5.18m )



***view this property online*** [williamhbrown.co.uk/Property/WKS115414](http://williamhbrown.co.uk/Property/WKS115414)



welcome to

## Dragonfly Way, Rhodesia Worksop

- THREE BEDROOM SEMI DETACHED HOME
- DRIVEWAY PROVIDING OFF STREET PARKING
- POPULAR RESIDENTIAL AREA IN RHODESIA
- DOWNSTAIRS WC
- ENCLOSED GARDEN TO THE REAR

Tenure: Freehold EPC Rating: B

Council Tax Band: B

**£195,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WKS115414](https://williamhbrown.co.uk/Property/WKS115414)



Property Ref:  
WKS115414 - 0006

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01909 500505**



[Worksop@williamhbrown.co.uk](mailto:Worksop@williamhbrown.co.uk)



80 Bridge Street, WORKSOP, Nottinghamshire,  
S80 1JA



**[williamhbrown.co.uk](https://williamhbrown.co.uk)**