



Warren Close, Woodsetts Worksop S81 8SL

welcome to

Warren Close, Woodsetts Worksop

FOUR double bedroom DETACHED family home ideally located in the highly sought after village of Woodsetts, which offers an array of essential amenities including the village hall, post office & shop, coffee shop, GP Surgery & pharmacy, Lindrick Golf Club and other local shops close by.



Warren Close, Woodsetts

Entrance Hall

Step inside this lovely home via the front facing entrance door leading in to the hall.

Cloakroom

Fitted with a WC, wash hand basin, 1/2 tiled walls and tiled floor and a front facing double glazed obscure window.

Lounge

20' 10" x 12' 8" (6.35m x 3.86m)

Spacious lounge area with a multi fuel burner, coving to the ceiling, doors to the dining room, and rear facing bi fold doors opening to the garden.

Dining Room

10' 8" x 11' 9" (3.25m x 3.58m)

Front facing double glazed bay window.

Breakfast Kitchen

13' 6" x 11' 11" (4.11m x 3.63m)

Fitted with a range of wall and base units with granite worksurfaces over incorporating an inset sink, integrated dishwasher, 70/30 fridge freezer, double oven with gas hob and extractor above, tiled floor with under floor heating, front facing double glazed bay window.

Utility Room

6' x 6' 1" (1.83m x 1.85m)

Fitted with base units with worksurfaces over incorporating a stainless steel sink and drainer, space for washing machine and dryer and a rear facing double glazed entrance door.

Bedroom One

13' 3" x 11' 9" (4.04m x 3.58m)

Ground floor bedroom with a rear facing double glazed window and access to the en-suite.

En-Suite

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

Bedroom Two

11' 5" + door recess x 9' 8" (3.48m + door recess x 2.95m)

Ground floor bedroom with a rear facing double glazed window.

Landing

Bedroom Three

11' 8" x 13' 6" (3.56m x 4.11m)

Double bedroom with a rear facing double glazed window.

Bedroom Four

9' 1" x 11' 8" (2.77m x 3.56m)

Double bedroom with a front facing double glazed window.

Bathroom

Fitted with a four piece suite comprising a bath, shower cubicle, WC, wash hand basin in double vanity unit, tiled walls and flooring and a velux style window.

Double Garage

Electric up and over door, and a side facing double glazed obscure window.

Exterior

Gardens front and back mainly laid to lawn with a patio seating are, lean to greenhouse and log store.



view this property online williamhbrown.co.uk/Property/WKS115549



welcome to

Warren Close, Woodsetts Worksop

- ***INTERNAL IMAGES COMING SOON***
- FOUR DOUBLE BEDROOM DETACHED FAMILY HOME
- GARAGE WITH ELECTRIC UP & OVER DOOR
- HIGHLY SOUGHT AFTER VILLAGE LOCATION
- SEPARATE DINING ROOM & UTILITY ROOM

Tenure: Freehold EPC Rating: D

Council Tax Band: E

£425,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/WKS115549



Property Ref:
WKS115549 - 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 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



80 Bridge Street, WORKSOP, Nottinghamshire,
S80 1JA



williamhbrown.co.uk