



Beaufort Way, Worksop, S81 7NF

£260,000

Modern detached & extended house on popular development. 3 reception rooms, kitchen & utility, 4 well proportioned bedrooms plus modern bathroom, en suite & WC. Well presented gardens plus double driveway & garage.



9 Beaufort Way, Worksop, S81 7NF

We are delighted to offer for sale this extended detached house located in this popular area with access to amenities and transport links plus in catchment of OFSTED 'Good' Primary and Secondary schools.

As you would expect the property benefits from gas central heating and PVCu double glazing. There is a modern style kitchen and utility room plus bathroom, en suite and WC. Items of note include walk in bay window to the lounge plus fitted wardrobes to 3 bedrooms. There are ample sockets and media points. The home is ready to move in with flooring and blinds included as fitted.

To the ground floor is an entrance hall, lounge, dining room, conservatory, kitchen, utility and WC. There are 4 well proportioned bedrooms, the master with en suite plus a family bathroom accessed from the first floor landing.

The property benefits from well presented gardens to the front and rear with lawns, patio and planting plus external power and light. There is a double driveway leading to a single garage with power and light plus internal personnel door.

Tenure - Freehold
Council Tax - Band D

The property comprises.

GROUND FLOOR

Entrance Hall

With fitted carpets.

Lounge 15'7"(max) x 11'8"(max) (4.77m(max) x 3.57m(max))

With walk in bay window plus carpets and blinds.

Dining Room 9'7" x 8'7" (2.94m x 2.64m)

With laminate flooring. Patio doors leading to.

Conservatory 8'9"(max) x 7'10"(max) (2.67m(max) x 2.40m(max))

With laminate flooring and blinds.

Kitchen 10'8"(max) x 9'6"(max) (3.26m(max) x 2.92m(max))

Having a comprehensive range of wall and base units with complimenting laminate worktops and tiling. With oven, hob and dishwasher plus 1.5 sink and mixer tap. With recessed spot lights and laminate flooring. Access to store plus personnel door to garage.

Utility Room 5'7" x 4'3" (1.71m x 1.31m)

With space for washing machine and drier. Door leading to outside.

WC 4'5" x 4'3" (1.37m x 1.32m)

Having white sanitary ware, tiling and laminate flooring.

FIRST FLOOR

Landing

With fitted carpets.

Bedroom 1 13'10"(max) x 12'0"(max) (4.22m(max) x 3.67m(max))

With fitted wardrobes, carpets and blinds.

En Suite 6'2" x 5'4" (1.90m x 1.63m)

Having modern white sanitary ware with vanity unit, tiling and vinyl flooring.

Bedroom 2 11'11"(max) x 8'0"(max) (3.64m(max) x 2.45m(max))

With fitted wardrobes and carpets.

Bedroom 3 10'2"(max) x 8'4"(max) (3.10m(max) x 2.55m(max))

With fitted wardrobes and carpets. Access to store.

Bedroom 4 8'7"(max) x 7'7"(max) (2.63m(max) x 2.32m(max))

With carpets and blinds.

Bathroom 7'2" x 6'1" (2.20m x 1.87m)

Having contemporary white sanitary ware with shower and screen to bath, tiling, floor tiling, vanity basin, chrome ladder radiator and recessed spot lights.

EXTERNAL

The property benefits from well presented gardens to the front and rear with lawns, patio and planting plus external power and light. There is a double driveway leading to a single garage with power and light plus internal personnel door.





