



403 Worksop Road,
Mastin Moor, S43 3DH

OFFERS IN THE REGION OF

£450,000

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WILKINS VARDY

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STUNNING DETACHED FAMILY HOME - 0.66 ACRE PLOT - DETACHED ONE BED LOG CABIN/ANNEXE - A RANGE OF USEFUL OUTBUILDINGS - SUPER CONVENIENT LOCATION

Much improved by the current owners and with a generous 1,267 sq ft of living space, this house provides a cosy yet spacious environment for you and your family. The property features three spacious reception rooms and three good sized bedrooms as well as a modern re-fitted bathroom, perfect for unwinding after a long day. One of the standout features of this home is the fantastic 2/3 acre plot, offering plenty of space for car/caravan parking and including a range of useful outbuildings, a vast outdoor space for various activities and relaxation.

An added bonus to this already impressive property is the one-bedroom detached log cabin with gas central heating. This versatile space could serve as an annexe for guests or even be utilized as a potential holiday let, providing an opportunity for extra income. Conveniently located near Barlborough and Junction 30, this home offers easy access to amenities and transport links, making daily life a breeze.

- Superb Detached Family Home standing on Mature 0.66 Acre Plot
- Three Good Sized Reception Rooms
- uPVC Double Glazed Conservatory
- Modern Kitchen/Diner with Integrated Appliances and Range Cooker
- Three Good Sized Bedrooms
- Contemporary Bathroom/WC
- Detached One Bed Log Cabin Annexe with Living Room/Kitchen, Utility Room & Shower Room
- Detached Double Garage & Attractive, Mature Landscaped Gardens
- A Range of Useful Outbuildings
- EPC Rating: TBC

General

Gas central heating (Alpha Combi Boiler)

The property is connected to a private drainage system in the form of a septic tank uPVC sealed uit double glazed windows and doors

Gross internal floor area - 117.8 sq.m./1267 sq.ft.

Council Tax Band - C

Tenure - Freehold

Secondary School Catchment Area - Netherthorpe School/Heritage High School/Springwell Community College (shared)

On the Ground Floor

A composite front entrance door opens into a ...

Entrance Hall

With staircase rising to the First Floor accommodation.

Dining Room

12'10 x 10'9 (3.91m x 3.28m)

A good sized front facing reception room.

Sitting Room

12'10 x 10'8 (3.91m x 3.25m)

A good sized front facing reception room having a feature ornamental exposed brick fireplace.

A door gives access to a useful built-in under stair store cupboard.

Kitchen/Diner

21'5 x 7'9 (6.53m x 2.36m)

Fitted with a range of shaker style wall, drawer and base units with complementary solid oak worktops and upstands.

Belfast sink with mixer tap.

Integrated appliances to include a fridge/freezer, dishwasher, washing machine and tumble dryer.

Included in the sale is the range cooker having a tiled splashback and fitted stainless steel extractor hood over.

uPVC Double Glazed Conservatory

11'9 x 9'11 (3.58m x 3.02m)

A lovely conservatory having French doors overlooking and opening onto the rear garden.

Living Room

14'10 x 12'4 (4.52m x 3.76m)

Accessed via double doors from the kitchen, a spacious dual aspect room having a feature fireplace with painted fire surround, tiled inset and a log burner sat on a stone hearth.

Side Porch

Having a composite door giving access onto the side of the property.

On the First Floor

Landing

Bedroom One

12'10 x 10'10 (3.91m x 3.30m)

A good sized front facing double bedroom.

Bedroom Two

12'10 x 10'10 (3.91m x 3.30m)

A good sized front facing double bedroom having a built-in over stair storage cupboard.

Bedroom Three

10'6 x 7'11 (3.20m x 2.39m)

A good sized single bedroom having views over the rear of the property.

Family Bathroom

Being part tiled and fitted with a white 3-piece suite comprising a freestanding roll top claw foot bath with glass shower screen and mixer shower over, wash hand basin and a high flush WC.

CABIN ACCOMMODATION

A wooden and glazed door opens into a ...

Kitchen/Living Room

12'8 x 11'6 (3.86m x 3.51m)

A good sized room having a range of fitted wall, drawer and base units with complementary wood work surfaces over.

Inset single drainer stainless steel sink with mixer tap.

Integrated electric oven and 2-ring hob with stainless steel extractor hood over.

A wooden and glazed door gives access onto the garden.

Bedroom

12'6 x 7'11 (3.81m x 2.41m)

A double bedroom.

Utility Room

5'0 x 4'10 (1.52m x 1.47m)

Having a fitted worktop with space and plumbing below for a washing machine, and space for an under counter fridge.

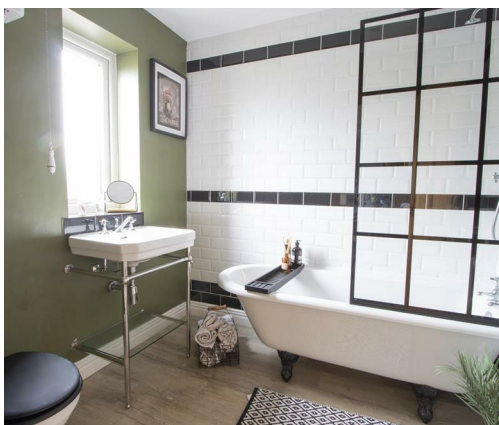
Shower Room

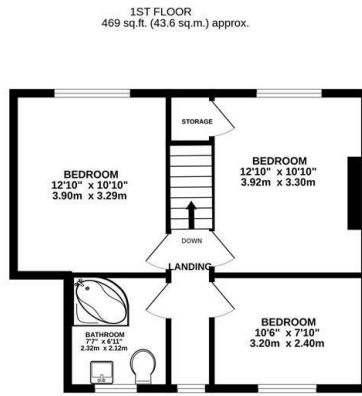
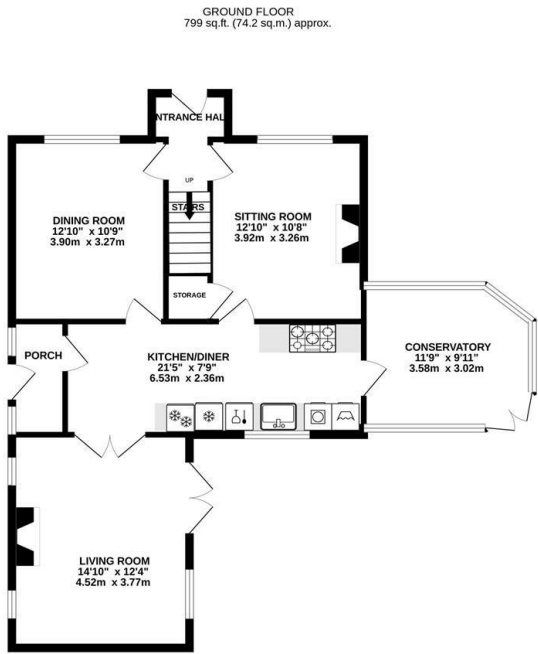
Fitted with a white 3-piece suite comprising a shower cubicle with mixer shower, pedestal wash hand basin and a low flush WC.

Outside

The property sits in 0.66 acres, having a driveway to the front of the property providing ample off street parking and which sweeps round to the Detached Double Garage and large wood store.

The attractive and landscaped gardens which surround the property are laid to lawn and have a variety of plants, shrubs, trees and conifers, together with a garden pond. There is also a greenhouse, three insulated pig sties and a chicken coop.





TOTAL FLOOR AREA: 1267 sq.ft. (117.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



VIEWINGS

All viewings are to be arranged through the agent.

The Consumer Protection (Amendment) Regulations 2014
Only items referred to in these particulars are included in the sale.

We are informed by the vendor that, at the time of our inspection, the central heating system, log burner, kitchen appliances, shower units, plumbing installations, and electrical system referred to in these particulars were all in working order, however, no tests or checks have been carried out by ourselves and no warranty can therefore be given.

We have also been advised by the Vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval.

Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

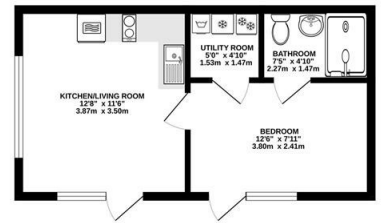
SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Netherthorpe School/Heritage High School/Springwell Community College (shared) Catchment area, this is NOT a guarantee of admission and the prospective purchaser MUST make direct enquiries to Derbyshire County Council to ascertain the availability of places and ensure satisfaction of their entry criteria.

Validation Of Offers

In order to comply with our statutory obligations and The Ombudsman for Estate Agents Code of Practice, we are required to validate the financial circumstances of any offers made in respect of this property. This will usually entail anyone making an offer being interviewed by our Financial Consultants.

GROUND FLOOR
304 sq.ft. (28.3 sq.m.) approx.



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