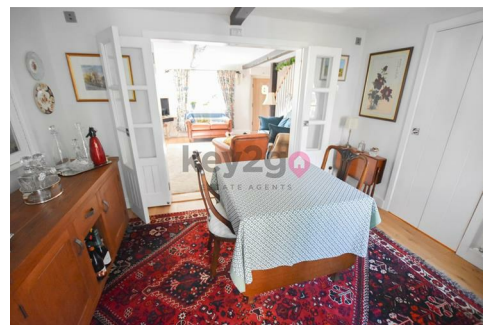


Marketing Preview



4 The Yews, Firbeck, Worksop, S81 8JW

£450,000

Bedrooms 3, Bathrooms 1, Reception Rooms 3



STUNNING! A fantastic opportunity to purchase this stone built, ready to move into three bedroom cottage which boasts character and is situated on a quiet lane. Offering a generous sized garden, garage and off road parking. Positioned close to great local amenities and with excellent road networks to Worksop town centre, the M1 and A1 Motorways and Sheffield. A viewing is a must!

SUMMARY

STUNNING! A fantastic opportunity to purchase this stone built, ready to move into three bedroom cottage which boasts character and is situated on a quiet lane. Offering a generous sized garden, garage and off road parking. Positioned close to great local amenities and with excellent road networks to Worksop town centre, the M1 and A1 Motorways and Sheffield. A viewing is a must!

LOUNGE 14'7" x 13'4"

A stunning, cottage feel reception room with neutral decor, oak wooden flooring and a wood burner. Wall lighting, two radiators and two windows. Beams, TV point and stair rise to the first floor. Open to the dining room and door to the kitchen.

KITCHEN 14'7" x 12'2"

A modern kitchen having ample shaker style wall and base units, wooden worktops and central island with a marble worktop. Villeroy and boch ceramic one and a half sink with a drainer and a brushed steel hose style mixer tap. Integrated fridge/freezer and dishwasher. Chimney hood extractor fan and space for a range cooker. Various under cupboard lighting, recess spotlighting, radiator and window to the front looking down to River Idle. Quarry tiled flooring, stable door to the side with side windows and double doors to the sun room.

SUN ROOM 18'4" x 9'5"

A solid oak bespoke room provides extra living space and having flat roof with a central lantern window, wood burner, oak flooring and TV point. Ceiling lights plus external lighting. Radiator and triple glazed windows and door. Double doors to the garden, dining room and kitchen.

DINING ROOM 11'8" x 8'6"

Comprising of neutral decor, oak wooden flooring and a built in feature cabinet. Two ceiling lights and two radiators. A further door to outside and door to the WC/utility space.

WC/UTILITY SPACE 2'9" x 4'11"

Having a wash basin, WC and space for a washing machine. Feature wallpapered wall, continued oak wood flooring and a ceiling light. Housing gas boiler and door to storage cupboard.

STAIRS/LANDING

A carpeted stair rise to the first floor landing with a ceiling light, smoke alarm and radiator. Beams and doors to the three bedrooms and bathroom.

BEDROOM ONE 13'10" x 12'4"

A double bedroom with feature wallpapered walls and carpeted flooring. Ceiling light, radiator and three windows giving brightness with amazing views down to the fields, river and down the lane. King sized bed and two double wardrobes.

BEDROOM TWO 9'10" x 11'11"

A second double bedroom with neutral decor, carpeted flooring and an over stairs storage cupboard. Ceiling light, radiator and two windows to the front.

BEDROOM THREE 6'2" x 8'8"

A third good sized single bedroom which is used as a sewing room with neutral decor and carpeted flooring. Ceiling light, radiator and window overlooking the studio.

BATHROOM 8'4" x 8'6"

A gorgeous and large bathroom having a freestanding full sized cast iron bath with a shower and a walk in double shower cubicle with an electric shower. Freestanding sink and low flush WC. Ceiling light, radiator and window with views. Carpeted flooring and a feature wallpapered wall. Storage cupboard and access to the loft.

OUTSIDE

Having a gated York paving driveway with off road parking for 3/4 cars, two wood stores and a garage with electric up an over doors. An office/studio/worksop with tiled flooring, under floor heating, down lights, views of the field, patio doors and side door. A raised sitting area/herb garden, sitting area by the small pond with a filter and fountain. Formal garden with apple trees and ornament trees. Larger pond with filter, waterfalls, frogs, newts and several sitting areas. Gate into "allotment gardens", raised beds, strawberry and raspberry bed. Greenhouse, two sheds, one tool shed and small sitting area in front. Second shed on a raised decking which has stained glass windows and a chandelier. Two washing line areas, six water barrels and an outside garden light.

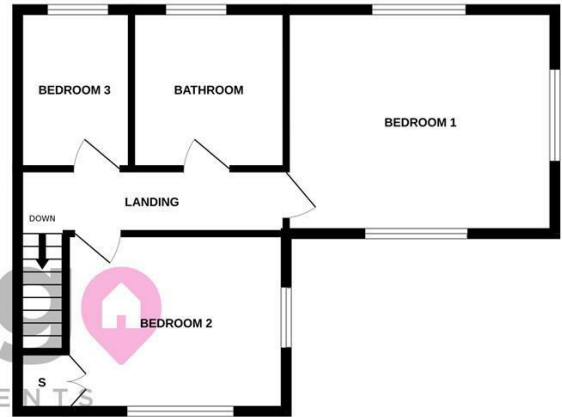
PROPERTY DETAILS

- FREEHOLD
- GAS CENTRAL HEATING
- COUNCIL TAX BAND D - ROTHERHAM
- CCTV CAMERAS
- HIVE HEATING SYSTEM

GROUND FLOOR
671 sq.ft. (62.4 sq.m.) approx.



1ST FLOOR
501 sq.ft. (46.6 sq.m.) approx.



TOTAL FLOOR AREA: 1173 sq.ft. (109.0 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.
Made with Metropix ©2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

