



9 Hillside Close, Whitwell, Worksop, S80 4NQ
£675,000



Nestled in the tranquil setting of Hillside Close, Whitwell, this exquisite detached bungalow presents a rare opportunity, being offered for the first time in over 45 years. With a generous layout, the property boasts four reception rooms, providing ample space for both relaxation and entertainment. The three well-appointed bedrooms ensure comfort for family and guests alike, while the two bathrooms add convenience to daily living.

The exterior of the property is equally impressive, featuring a spacious driveway that accommodates multiple vehicles, making it ideal for families or those who enjoy hosting gatherings. The private rear garden is a true sanctuary, offering far-reaching views over Whitwell and beyond, perfect for enjoying peaceful afternoons or evening barbecues. Additionally, the garden is complemented by two large sheds, providing ample storage for gardening tools or outdoor equipment.

For leisure and recreation, the bungalow includes a games room complete with a full-size snooker table, ensuring endless entertainment for family and friends. Security is paramount, with electric gate access and security cameras installed at both the front and rear of the property, providing peace of mind.

The property is beautifully presented and features two loft spaces, offering potential for further development or storage. The solar panels installed on the roof generate approximately £10,000 per year, contributing to energy efficiency and cost savings.

Situated at the end of a quiet cul-de-sac, this bungalow combines the best of both worlds: a serene environment with easy access to local amenities. This remarkable home is a must-see for anyone seeking a spacious and well-appointed property in a desirable location.

Viewing is strictly through the selling agents; Rachael or Marc on 01246 232156 / residential@wtparker.com



GROUND FLOOR

Entrance Hallway

The Entrance Hallway is light and welcoming. It is carpeted and has decorative walls and ceilings.

Living Room

22'11" x 12'4" (7.00 x 3.77)
The spacious Living Room has dual aspect windows allowing ample natural light into the room. The flooring is carpeted and there are two radiators on offer. There are 2 large double glazed windows alongside access through double glazed French Doors to the Conservatory.

Conservatory

11'9" x 11'2" (3.6 x 3.41)
This is a great addition to the property which takes full advantage of the far reaching views and beautiful gardens this property has on offer. It has wood effect laminate flooring, double glazed windows and wall mounted electric heater. The Conservatory also boasts double glazed French doors and a single double glazed door allowing access out to the rear garden.

Dining Room

12'3" x 10'10" (3.74 x 3.32)
The Dining Room is a continuation of the Living Room so has carpeted flooring and a large double glazed window with radiator below. Access is given to the Kitchen Diner also.

Kitchen Diner

10'4" x 22'8" (3.16 x 6.93)
The Kitchen Diner is a good size and is located to the rear of the property. It has tile effect flooring and Kickboard Heaters and a large radiator. The walls are partly tiled and there are 2 double glazed windows including a uPVC double glazed door leading out to the rear Garden. There are ample wall and base units incorporating Access from the Kitchen diner is to the Dining Room, Gym area and Garage Two.

Gym

5'11" x 11'5" (1.81 x 3.49)
Located to the front of the property it has carpeted flooring, 2 radiators and a large double glazed window. Access is given

to a storage cupboard, WC, Porch leading out to the front of the property and a double glazed sliding door providing access to Garage Three.

WC

There is wood effect laminate flooring with low flush WC, wash basin and double glazed window. There is also a radiator.

Bar

10'9" x 12'5" (3.30 x 3.79)
The Bar area is located to the rear of the property and provides access down to the Games Room. It has carpeted flooring, a double glazed window, stained glass window and radiator. It also boasts an internal window overlooking the games room and a stone built bar area for serving drinks etc.

Games Room

36'7" x 12'7" (11.17 x 3.86)
The Games Room is extremely grand and located to the rear of the property. It has multiple double glazed windows allowing ample light in and large double glazed French Doors providing access out to the beautiful Gardens. Also on offer is a Full Size Snooker table which is included in the sale.

Bedroom One

22'11" x 13'4" (7.00 x 4.07)
A spacious double bedroom located to the rear of the property. It comprises of carpeted flooring, a large double glazed window with radiator below, a spacious dressing area with multiple wardrobes and dressing tables and access via double glazed French Doors out to the Rear Garden and fantastic views. A standout feature is that this bedroom has access to the Bathroom.

En-Suite

7'5" x 9'10" (2.28 x 3.02)
The En-Suite can be accesses via Bedroom One but also via the hallway. It has wood effect laminate flooring, a large double glazed window and fully tiled walls. There is a five piece bathroom suite in white which includes a large corner jet wash bath tub, Bidet, Low flush WC, Pedestal wash basin with storage below and large corner shower cubicle.

Bedroom Two

12'3" x 13'4" (3.74 x 4.07)
The Second bedroom is also located towards the rear of the property. It is a spacious double bedroom with carpeted flooring, multiple floor to ceiling integrated wardrobes and a large double glazed window with radiator below.

Bathroom

7'5" x 8'0" (2.28 x 2.46)
A good sized Bathroom located to the rear of the property. It has wood effect laminate flooring, tiled walls, a decorative double glazed stain glass window and a chrome heated towel rail. There is a four piece bathroom suite in white which includes a low flush WC, Bidet, Pedestal wash basin with storage below and a large corner shower cubicle with seat.

Bedroom Three

12'3" x 9'10" (3.74 x 3.02)
The third bedroom is a good sized double bedroom located to the front of the property. It has carpeted flooring, a large double glazed window with radiator below and fully integrated wardrobes.

EXTERNAL

Front

A beautifully presented property which has electric double gates providing access into the block paved driveway which can accommodate multiple vehicles and give access to the property and its three garages. Access is also provided down both sides of the property to the rear garden via lockable gates.

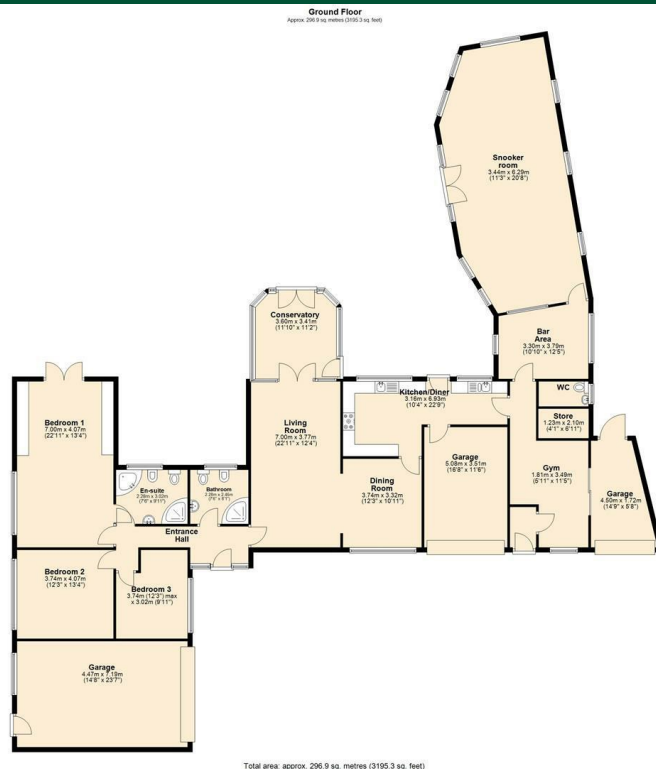
Rear Garden

The added benefits of this garden is the 2 large sheds ideal for storage or as stables. There is also approximately 1.5 acres of woodland surrounding the property that is included in the sale.

W.T. Parker have made every reasonable effort on behalf of their client to ensure these details offer an accurate and fair description of the property but give notice that: 1.All measurements, distances and areas referred to are approximate and based on information available at the time of printing. 2.Fixtures, fittings and any appliances referred to in these details have not been tested or checked and any reference to rights of way, easements, wayleaves, tenure or any other covenants/conditions should be verified by the intending purchasers, tenants and lessees prior to entering into any contractual arrangement. 3.Interested parties are recommended to seek their own independent verification on matters such as on planning and rating from the appropriate Local Authority. 4.Boundaries cannot be guaranteed and must be checked by solicitors prior to entering into any contractual arrangement. 5.Photographs, plans and maps are indicative only and it should not be assumed that anything shown in these particulars are included in the sale or letting of the property. 6.These details are for guidance only and do not constitute, nor constitute part of, an offer of contract. W.T. Parker and their employees are not authorised to give any warranties or representations (written or oral) whatsoever and any Intending purchasers, tenants and lessees should not rely on any detail as statements or representations of fact and are advised to seek clarification by inspection or otherwise prior to pursuing their interest in this property. 7.Alterations to the details may be necessary during the marketing without notice.

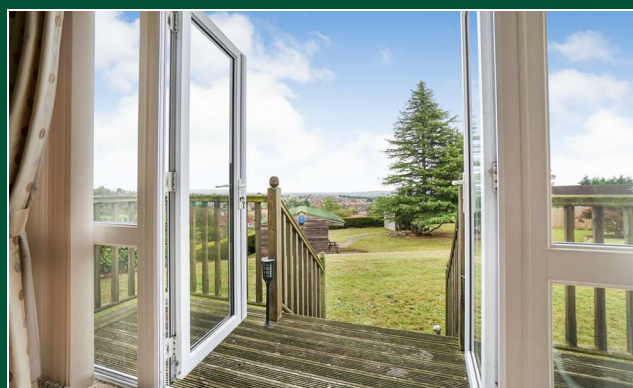
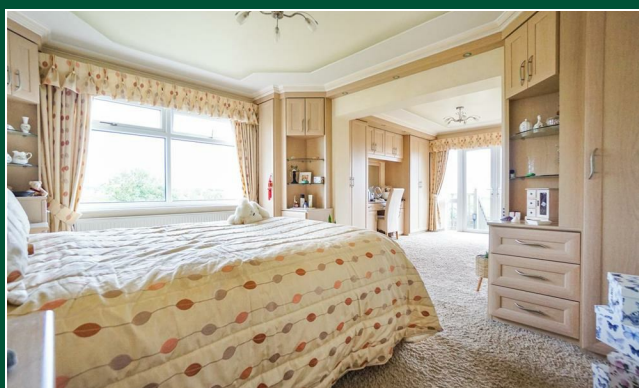






Total area: approx. 2069 sq. metres (21952.3 sq. feet)

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	



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