

# PINEWOOD



Portland Street, Whitwell, Worksop, Notts S80 4RJ

 4  1  1  EPC C

Offers In The Region Of £195,000





**ALL THE CHARM OF A BYGONE AGE WITH A VERY MODERN TWIST...** This home truly has the WOW factor, from the start, you will notice a lovely stone façade with contemporary yet modern windows and door. This property is being offered with No Upward Chain.

As you enter, the space here on offer becomes apparent with a very spacious and modern Lounge/Diner, finished with downlighters, a quality laminate floor and contemporary radiators. There are French style double doors that leads to the rear garden.

On then through an opening to the just as impressive kitchen, with fitted appliances and finished in an onyx grey high gloss door and drawer fronts.

The first floor is host to three bedrooms and a superb four piece family bathroom, complete with free standing bath and corner shower cubicle.

The second floor has a spacious fourth bedroom with a space that could be used as a dressing area.

Outside has an outbuilding that is in need of some attention and steps to a lawn area.

**\*\*Please check out the floorplan and walk through video\*\***

- **STONE FACADE**
- **END TERRACED**
- **MODERN FITTED KITCHEN**
- **MODERN FAMILY BARTHROOM**
- **FREEHOLD**
- **FOUR BEDROOMS**
- **SPACIOUS LOUNGE / DINER**
- **THREE FLOORS**
- **GAS BOILER CENTRAL HEATING**
- **COUNCIL TAX BAND: D**

### **LOUNGE / DINER**

Having a uPVC window to the front aspect, contemporary vertical radiators and down lighters. This room has a very spacious feel being open plan having the advantage of some storage under the stairs, laminate flooring, double doors which open through to the rear yard and access to the kitchen.

### **KITCHEN**

With onyx grey high gloss door and drawer fronts, square edged worktop with up stand and contemporary splashback, composite style sink with a quarter bowl and drainer, with a swan neck mixer tap. Integrated oven, microwave and hob, pan draws and wine cooler, integrated fridge and freezer, down lighters, laminate flooring and the door which leads through to the rear garden.

### **BEDROOM ONE**

With a uPVC window, contemporary central heating radiator and fitted carpet.

### **BEDROOM TWO**

With a uPVC window, contemporary central heating radiator and fitted carpet.

### **BEDROOM THREE**

With a uPVC window, contemporary central heating radiator and fitted carpet.

### **BATHROOM**

A four piece bathroom with freestanding bath, low flush WC, contemporary towel radiator, pedestal wash basin and a corner shower cubicle with acrylic splashback, uPVC window with opaque glass and a Velux style window down with down lighters and a fully tiled floor.

### **BEDROOM FOUR**

On the second floor with Velux style window, fitted carpet, two central heating radiators and a uPVC window to the side aspect. This could be made into a dressing area at the back of the bedroom.

### **OUTSIDE**

With an outbuilding and steps that lead up to lawn area.

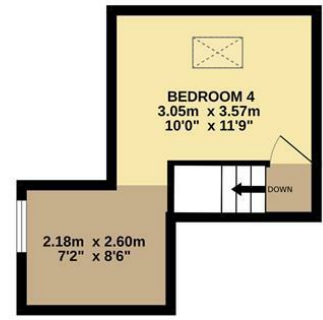
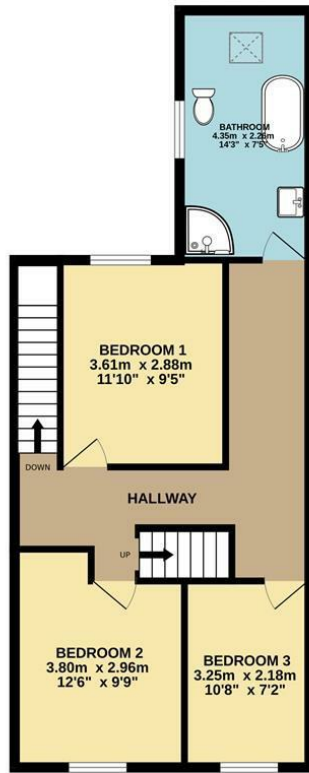
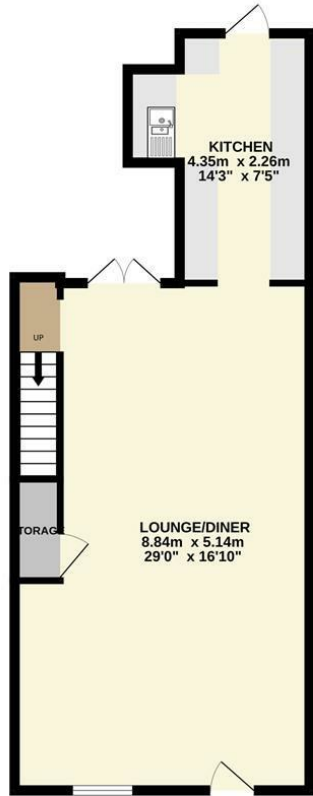
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	75	83

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

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GENERAL - Whilst Pinewood Property Estates endeavour to make our sales particulars accurate they do not constitute or form part of an offer or any contract and none are to be relied upon as statements of representation or fact. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact Pinewood Properties, especially if you are travelling some distance to view.

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