

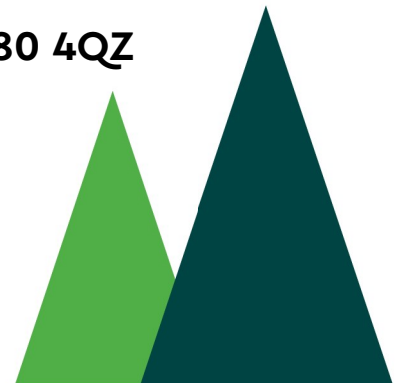
PINEWOOD



High Street, Whitwell, Worksop, Nottinghamshire S80 4QZ

 2  1  1  EPC D

Offers In The Region Of £215,000



DO NOT MISS OUT... on this charming and immaculately presented cottage located on High Street in the picturesque village of Whitwell, Worksop. Situated in a conservation area, this cottage is surrounded by the beauty of its natural surroundings.

Dating back to 1850, this cottage has been beautifully and sympathetically renovated throughout, blending modern comforts with historic charm. The heritage double glazed windows flood the interiors with natural light, creating a warm and inviting atmosphere that is perfect for relaxing or entertaining guests.

This delightful property boasts a cosy front facing reception room with fitted storage and a feature log effect gas fire. To the rear is a functional and traditional kitchen with wall and base units and integrated oven and hob and fridge freezer. The sink benefits from a Proboil hot water system. The separate utility room and downstairs WC provide practicality and convenience.

To the first floor are two inviting bedrooms, the master with large built in wardrobes. The bathroom is a stylish shower room with motion sensor lighting.

Outside is a courtyard rear garden, perfect for relaxing and the stone outbuilding provides additional storage space or the potential for a creative project.

This cottage on High Street is a true gem that offers a unique blend of history, character and modern convenience. Don't miss the opportunity to make this enchanting property your own.

TO ARRANGE A VIEWING, PLEASE CALL PINEWOOD PROPERTIES ON 01246 810519

- **TWO BEDROOM EXTENDED COTTAGE**
- **SYMPATHETICALLY REFURBISHED TO A VERY HIGH STANDARD**
- **DOUBLE GLAZED HERITAGE WINDOWS**
- **GAS CENTRAL HEATING**
- **STONE BUILT OUTBUILDING**
- **FREEHOLD**
- **IMMACULATELY PRESENTED**
- **SOUTH WEST FACING ENCLOSED REAR GARDEN**
- **DOWNSTAIRS WC**
- **COUNCIL TAX BAND A**

LOUNGE

14'6" x 12'11" (4.44 x 3.95)

With front facing window, neutral decor and carpet, built in storage and feature fireplace with log burner.

KITCHEN

7'9" x 13'2" (2.37 x 4.02)

Rrear facing with access to the rear garden. Wall and base units with integrated oven and gas hob. Feature tiled floor.

UTILITY ROOM

3'7" x 4'8" (1.10 x 1.43)

With storage and space for washing machine.

DOWNSTAIRS WC

2'10" x 6'10" (0.87 x 2.09)

With low flush WC and sink with vanity unit.

BEDROOM ONE

12'1" x 10'4" (3.70 x 3.16)

Front facing with neutral decor and carpets. Large built in wardrobes and additional store cupboard.

BEDROOM TWO

6'1" x 13'0" (1.87 x 3.97)

Rear facing with neutral decor and carpet.

SHOWER ROOM

5'5" x 9'10" (1.66 x 3.01)

With large walk in shower, low flush WC and sink with vanity unit. Partially tiled and heated chrome towel rail. Featuring motor sensor lighting.

OUTBUILDING

10'2" x 7'9" (3.12 x 2.37)

Stone outbuilding with power and lighting.

GENERAL INFORMATION

Tenure: FREEHOLD

Council Tax Band- A

Gas Central Heating

uPVC Heritage Double Glazing

DISCLAIMER

These particulars do not constitute part or all of an offer or contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly. If there are any points which are of particular importance to you, please check with the office and we will be pleased to check the position.

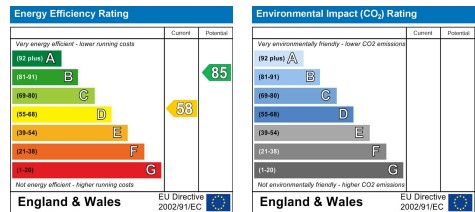


GROUND FLOOR
38.8 sq.m. (418 sq.ft.) approx.

1ST FLOOR
31.4 sq.m. (338 sq.ft.) approx.



TOTAL FLOOR AREA: 70.2 sq.m. (756 sq.ft.) approx.
While every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for guidance purposes only and should be used as a guide to any prospective purchaser. The services, systems and appliances shown here are for information and no guarantee as to their quantity or efficiency can be given.
Made with Floorplan 10.0.24



DISCLAIMER

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.

SERVICES, SYSTEMS AND APPLIANCES listed in this advertisement have not been tested by Pinewood Property Estates and no guarantee as to their operating ability or efficiency is given. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

MEASUREMENTS have been taken as a guide to prospective buyers only, and are not precise. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

FIXTURES AND FITTINGS may be mentioned in the advertisement but all these may not be included in the sale and are to be agreed with the seller.

MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any other website

Mansfield branch
24 Albert Street
Mansfield, NG1
01623 621001

Clowne branch
26 Mill Street,
Clowne, S43 4JN
01246 810519

Clay Cross branch
20 Market Street,
Clay Cross, S45 9JE
01246 251194

Chesterfield branch
33 Holywell Street,
Chesterfield, S41 7SA
01246 221039

PINEWOOD

