

PINEWOOD



Portland Street, Whitwell, Worksop, Notts S80 4NL

 4  2  2  EPC D

£350,000



YOUR NEW HOME AWAITS... in this delightful four bedroom cottage. Built in 1700 it is a true gem waiting to be discovered. Boasting traditional features that exude character and charm, this property offers a unique blend of history and modern comfort.

As you step inside, you are greeted by two inviting reception rooms bursting with character that are perfect for entertaining guests or simply relaxing with your loved ones. The ground floor offers a galley kitchen with multi fuel burner and space for a range style cooker. There is also a useful separate utility room which gives access to the top gardens and decking area. The ground floor is completed with a good size bedroom and access to a shower room with modern walk in shower.

The first floor offers three large bedrooms, two of which feature a decorative fireplace. There is a bathroom with panelled bath and pedestal sink and a separate WC room.

One of the standout features of this property is its tiered well-established gardens. Imagine enjoying a cup of tea surrounded by the beauty of nature or hosting a summer barbecue in this picturesque setting. Whether you have a green thumb or simply enjoy outdoor tranquillity, these gardens are sure to impress.

Off road parking is available across the road at the local community centre.

Don't miss out on the chance to make this charming property your own and create lasting memories in a truly special place. **TO ARRANGE A VIEWING, PLEASE CALL PINEWOOD PROPERTIES ON 01246 810519.**

- **FOUR BEDROOM COTTAGE**
- **TRADITIONAL FEATURES**
- **SYMPATHETICALLY DECORATED THROUGHOUT**
- **VILLAGE LOCATION, CLOSE TO LOCAL AMENITIES**
- **DOUBLE GLAZED TIMBER WINDOWS**
- **WELL ESTABLISHED GARDENS**
- **DOWNSTAIRS SHOWER ROOM & UPSTAIRS BATHROOM**
- **PARKING AVAILABLE**
- **GAS CENTRAL HEATING & MULTI FUEL STOVES**
- **COUNCIL TAX BAND-D**

ENTRANCE HALLWAY

Through a wooden front door into the entrance hallway with tiled flooring. Stone steps lead up to utility room and out to the garden.

UTILITY ROOM

8'9" x 5'10" (2.69 x 1.80)

A good sized utility room/store room with access to the rear garden. Benefitting from a large sink with separate taps and plumbing for a washing machine.

KITCHEN

9'5" x 22'6" (2.88 x 6.87)

A galley style kitchen with neutral painted decor, exposed beams and wooden flooring. Wall and base units with butcher block worktop, sink with mixer tap, space for freestanding fridge freezer and Range style cooker. Front and rear timber double glazed windows, central heating radiator and multi fuel burner. Access to the side garden via a wooden glazed door.

DINING ROOM

12'8" x 11'10" (3.87 x 3.61)

A front facing dining room with neutral painted decor, tiled flooring, central heating radiator, log burner and timber double glazed window.

LOUNGE

11'10" x 12'5" (3.63 x 3.80)

A large front facing room with neutral painted decor, exposed beams, carpet, timber double glazed window and central heating radiator. There is also a feature fireplace with multi fuel burner.

BEDROOM FOUR

10'0" x 12'0" (3.05 x 3.68)

A downstairs front facing bedroom with neutral painted decor, exposed beam, carpet, central heating radiator and timber double glazed window.

SHOWER ROOM

5'10" x 6'3" (1.79 x 1.93)

A downstairs shower room with corner walk in shower, pedestal sink and low flush WC. Neutral painted decor, wooden flooring and central heating radiator.

HALLWAY, STAIRS AND LANDING

A hallway giving access to the lounge, bedroom four and shower room. Neutral painted decor, tiled flooring and modern central heating radiator. An under stairs store cupboard which also houses the combi boiler.

Stairs and landing with neutral painted decor and carpet.

BEDROOM ONE

12'9" x 13'1" (3.90 x 4.00)

A large front facing double bedroom with neutral painted decor, exposed beams, carpet, central heating radiator and timber double glazed window.

BEDROOM TWO

13'9" x 12'0" (4.20 x 3.66)

A large front facing double bedroom with neutral painted decor, laminate flooring, central heating radiator and timber double glazed window to the front and rear aspect. The room also benefits from a decorative feature fireplace.

BEDROOM THREE

12'0" x 9'10" (3.66 x 3.01)

A large front facing double bedroom with neutral painted decor, carpet, central heating radiator and timber double glazed window. The room also benefits from a decorative feature fireplace.

BATHROOM

6'7" x 6'7" (2.02 x 2.02)

With panelled bath and pedestal sink. Neutral painted decor, mosaic effect tiled flooring, central heating radiator and timber double glazed window with obscured glass.

W.C

A separate WC with neutral painted decor, mosaic effect tiled flooring, central heating radiator and timber double glazed window with obscured glass.

OUTSIDE

A large expanse of garden set over three separate area. To the side of the property is a well established walled garden with plants and bushes set into raised beds. There is a low level seating area and



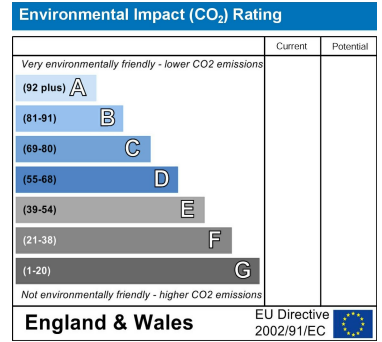
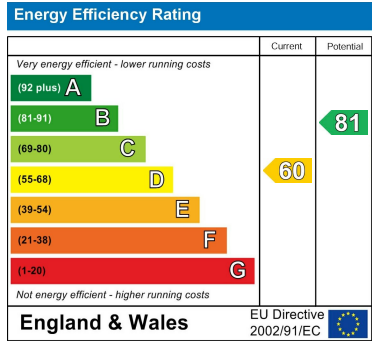
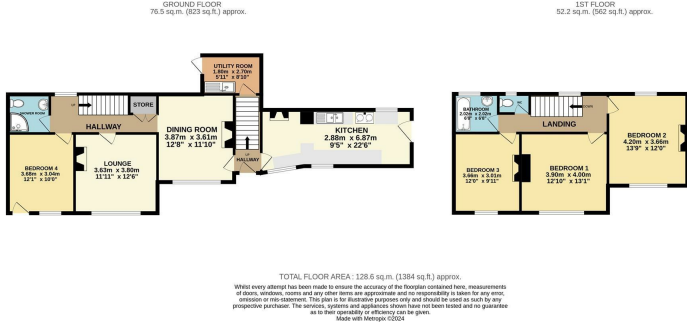
steps up to second tier. Leading through a small gate onto a gravel pathway with an artificial grass area and further raised borders and mature trees. To the top tier is a raised seating area. Accessed from the utility room is a rear decked seating area. The large rear garden is accessed via stone steps leading up to a gravel pathway tiered garden with mature borders and trees and an area laid to lawn. The rear garden also benefits from a brick built workshop.

GENERAL INFORMATION

Tenure: FREEHOLD
 Council Tax Band-D
 Gas Central Heating and multi fuel burners.
 Timber Double Glazed windows

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.



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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.

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