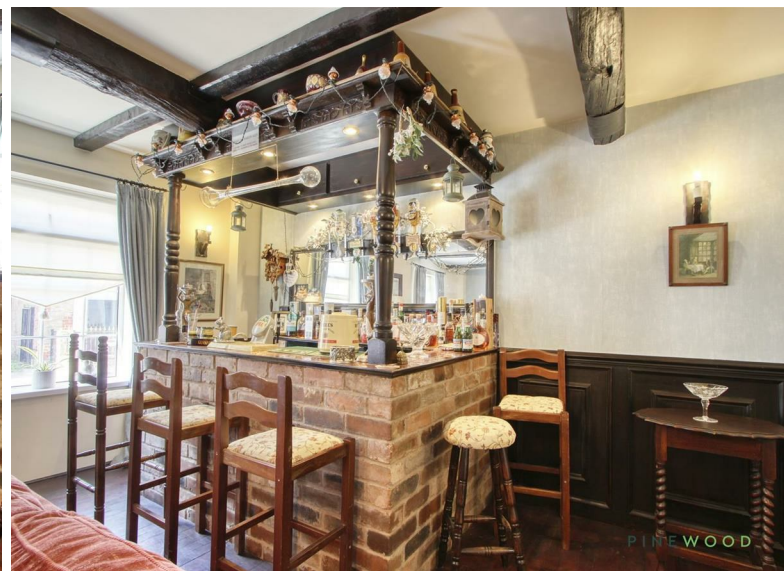


# PINEWOOD



Welbeck Street, Whitwell, Worksop, Notts S80 4TF

 3  2  2  EPC D

£220,000





**MORE THAN FIRST MEETS THE EYE..** Welcome to this charming and deceptively spacious three bedroom semi-detached house located on Welbeck Street in the village of Whitwell, Worksop.

One of the standout features of this lovely home is its traditional charm, with classic features that add character and warmth to the property. The large room sizes provide a sense of space and comfort, making it a delightful place to call home.

The ground floor accommodation offers much more than is first expected. There is a large lounge/dining room with a feature fireplace with log burner. A recently refurbished kitchen provides modern wall and base units with contrasting worktop and space for freestanding appliances. Off the kitchen is a practical utility room with plumbing for a washing machine and tumble drier and also a separate WC. In addition to the lounge/diner there is also a very large separate sitting room with a beautiful feature fireplace and also a bar area, perfect for entertaining family and friends. As if this wasn't enough the ground floor also benefits from a good size cellar which can be used as storage or indeed a space for entertaining.

To the first floor are three excellent sized bedrooms. The large master bedroom with feature fireplace benefits from an ensuite shower room. There are two further good sized bedrooms and a main family bathroom with large walk in and vanity unit with sink and low flush WC. Outside the property offers an enclosed garden with paving, artificial grass and an inviting seating area. There is also the bonus of off street parking and a large detached garage.

Don't miss out on the opportunity to make this house your own and create lasting memories in this wonderful property. **TO ARRANGE A VIEWING, PLEASE CALL PINEWOOD PROPERTIES ON 01246 810519**

- **LARGE THREE BEDROOM SEMI DETACHED PROPERTY**
- **TRADITIONAL FEATURES**
- **LARGE MASTER BEDROOM WITH EN SUITE**
- **OFF ROAD PARKING & DETACHED GARAGE**
- **GAS CENTRAL HEATING & LOG BURNERS**
- **TWO RECEPTION ROOMS**
- **UTILITY ROOM WITH WC**
- **ENCLOSED GARDEN**
- **uPVC DOUBLE GLAZING**
- **COUNCIL TAX BAND-A**

### **ENTRANCE HALLWAY**

Through a composite door into an entrance hallway with tiled floor, paper decor, uPVC double glazed window and central heating radiator.

### **LOUNGE/DINING ROOM**

18'6"x 13'10" (5.66x 4.22)

A large lounge/dining room with feature fireplace with log burner. Painted paper decor to the top of the walls and panelling to the bottom, lino flooring, uPVC double glazed window and central heating radiator. uPVC patio doors give access to the conservatory.

### **KITCHEN**

9'10" x 14'0" (3.00 x 4.28)

A modern fitted kitchen with dark grey wall and base units and contrasting worktops. Offering a sink with mixer tap and space for a freestanding fridge freezer and cooker. Paper decor to the top half of the walls and panelling to the bottom half, laminate flooring, central heating radiator and two side facing uPVC double glazed windows.

### **UTILITY ROOM**

5'0" x 3'10" (1.53 x 1.19)

With space and plumbing for a freestanding washing machine and tumble drier.

### **DOWNSTAIRS W.C**

4'3" x 3'11" (1.31 x 1.21)

Off the utility room with low flush WC and sink with vanity unit. A uPVC double glazed window with obscured glazing.

### **SUN ROOM**

8'7" x 4'4" (2.64 x 1.33)

with uPVC door leading out to the garden. uPVC windows and carpet tiled flooring.

### **SITTING ROOM & BAR**

19'7" x 16'0" (5.99 x 4.90)

A large front facing room which currently functions as an additional sitting room with bar area. The sitting room benefits from a large feature fireplace with log burner, exposed beams, paper decor, carpet and two front facing uPVC double glazed windows and a central

heating radiator. The raised bar area offers a brick built bar with wooden flooring, painted decor and wood panelled walls.

### **CELLAR**

19'8" x 16'8" (6.00 x 5.10)

With exposed beams, painted decor, carpet floor tiles and a laminate floor section. The room also benefits from a central heating radiator.

### **STAIRS & LANDING**

Staircase up from the hallway with painted paper decor and carpet. Large landing with painted paper decor, wooden flooring and central heating radiator. There is also a store cupboard which currently houses the boiler.

### **BEDROOM ONE**

17'1" x 14'0" (5.23 x 4.28)

A large master bedroom with feature decorative fireplace. Paper decor with dado rail, carpet, central heating radiator and two front facing uPVC double glazed windows.

### **EN SUITE**

6'3" x 11'2" (1.91 x 3.42)

Off the master bedroom with corner shower, pedestal sink and low flush W.C. Tiling to three walls, wooden flooring, central heating radiator and uPVC double glazed window with obscured glass.

### **BEDROOM TWO**

13'6" x 13'6" (4.12 x 4.12)

A good sized double bedroom with side and rear facing uPVC double glazed windows. Paper decor with dado rail, carpet and central heating radiator.

### **BEDROOM THREE**

9'10" x 13'11" (3.01 x 4.26)

A rear facing double bedroom with paper decor and dado rail, carpet, central heating radiator and uPVC double glazed window.

### **BATHROOM**

5'4" x 8'11" (1.64 x 2.72)

A fully tiled shower room with large corner shower, low flush WC and sink set into a vanity unit. Carpet, central heating radiator and side facing UPVC double glazed window with obscured glass.









TOTAL FLOOR AREA: 192.5 sq.m. (2072 sq.ft.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, walls, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The agent is not liable for any error or omission and no guarantee is given for the accuracy of the floorplan. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency over the years.  
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## OUTSIDE

A fully enclosed courtyard garden with paving and artificial grass with a seating area. Raised mature borders and space for plant pots.

The property offers off road parking for one vehicle and there is a large detached garage with up and over garage door.

## GENERAL INFORMATION

Tenure: FREEHOLD

Council Tax Band-A

Gas Central Heating and log burners.

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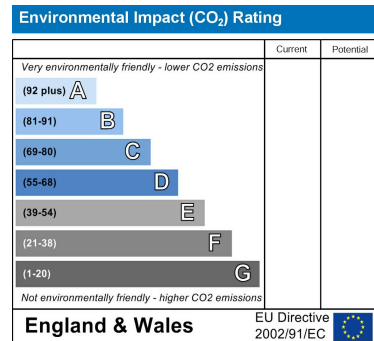
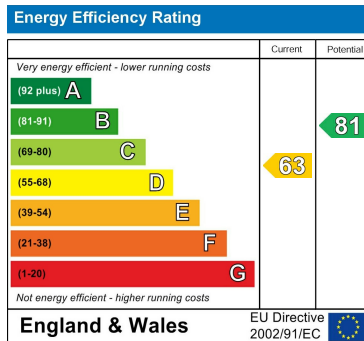
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MEASUREMENTS have been taken as a guide to prospective buyers only, and are not precise. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

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.

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.

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