



Bondhay Golf Club, Whitwell Common, Worksop, Notts S80 3EF

3 3 2 EPC F

£350,000

PINEWOOD



**Bondhay Golf Club
Whitwell Common
Worksop
Notts
S80 3EF**



£350,000

**3 bedrooms
3 bathrooms
2 receptions**

- THREE BEDROOM COTTAGE
- OFF ROAD PARKING & DETACHED GARAGE
- WELL MAINTAINED GARDENS
- TRADITIONAL FEATURES INCLUDING A RANGE STYLE COOKER
- THREE DOUBLE BEDROOMS
- THREE BATHROOMS & DOWNSTAIRS W.C
- UNIQUE LOCATION-SITUATED ON BONDHAY GOLF COURSE
- LEASEHOLD
- COUNCIL TAX BAND-D



A UNIQUE OPPORTUNITY...to own this fantastic THREE BEDROOM mid terrace cottage located in the picturesque setting of Bondhay Golf Club in Worksop. Whether you're a golf enthusiast looking to be close to the course or simply seeking a peaceful retreat in a setting, this property offers the best of both worlds. The traditional features of the house add character and warmth, creating a cosy and inviting atmosphere. The property provides ample space for comfortable living. The ground floor provides a large country style kitchen with plenty of wall and base units for storage as well as a fabulous Range style cooker. Off the kitchen is a good size dining room with space for a large dining table as well as a sofa. There is a generous lounge with feature fireplace and a large conservatory flooded with light and offering views over the well maintained garden. The ground floor also has two entrance hallways located to the front and rear of the property, the rear of which benefits from a downstairs W.C.

The first floor accommodation offers three bedrooms and three bathrooms. Two large double bedrooms both benefit from generous en suites. The third bedroom also has an adjacent shower room, meaning there is plenty of space for the whole family.

One of the standout features of this property is the beautifully maintained garden, perfect for enjoying the outdoors and hosting gatherings with friends and family. The property benefits from a detached garage with lighting and power and additional parking via the golf course.

Don't miss the opportunity to make this house your home and enjoy the tranquil surroundings and modern comforts it has to offer. Contact us today to arrange a viewing and experience the charm of this delightful property for yourself.

ENTRANCE HALLWAY, STAIRS & LANDING

To the front of the property is an entrance hallway with ample built in storage and access to the first floor. With wood paneled walls, tiled flooring, a small uPVC double glazed window and a central heating radiator. The staircase leads off the hallway to the first floor landing. With paper decor, carpet and a Velux window on the landing area.

KITCHEN

12'9" x 15'5" (3.89x 4.71)

A large country style kitchen overlooking the rear garden. With cream shaker style wall and base units ,contrasting worktops and tiled splash back. A 1.5 sink with drainer and chrome mixer tap, an integrated electric oven, hob and extractor. There is a recess, which houses a stunning feature range style cooker and undercounter space for a washing machine, tumble dryer and dishwasher as well as a free standing fridge freezer. With painted decor, tiled flooring, two rear facing uPVC double glazed windows, a Velux window and traditional exposed beams.

DINING ROOM

15'11" x 16'1" (4.87 x 4.92)

Accessed through an archway from the kitchen is a generous dining room with ample space for a dining table and also additional seating. With painted decor, carpet, two uPVC double glazed windows, two central heating radiators and traditional exposed beams. The room also benefits from a good sized built in store cupboard.

LOUNGE

16'0" x 13'7" (4.88 x 4.15)

A dual aspect lounge with feature fireplace and a doorway leading through to the conservatory. With painted decor, carpet, a central heating radiator, a uPVC double glazed window and an internal wooden double glazed window.

CONSERVATORY

11'3" x 13'7" (3.45 x 4.15)

A light and spacious conservatory overlooking the garden. With double uPVC patio doors leading out to the patio area, two sides of uPVC double glazed windows, two exposed brick walls, wooden flooring and an insulated uPVC pitched roof.

REAR ENTRANCE HALLWAY

8'3" x 4'7" (2.53 x 1.41)

Accessed via the dining room and also via rear door from the courtyard entrance. With uPVC door, painted decor, tiled floor and a central heating radiator.

DOWNSTAIRS W.C

4'1" x 4'7" (1.25 x 1.42)

Located off the hallway is a practical downstairs cloakroom with low flush W.C and pedestal sink. With paper decor, tiled floor and a central heating radiator.

BEDROOM ONE

10'5" x 13'7" (3.19 x 4.15)

A generous master bedroom with built in wardrobes with sliding doors. With painted decor, carpet, a central heating radiator and a uPVC double glazed window.

EN SUITE BATHROOM

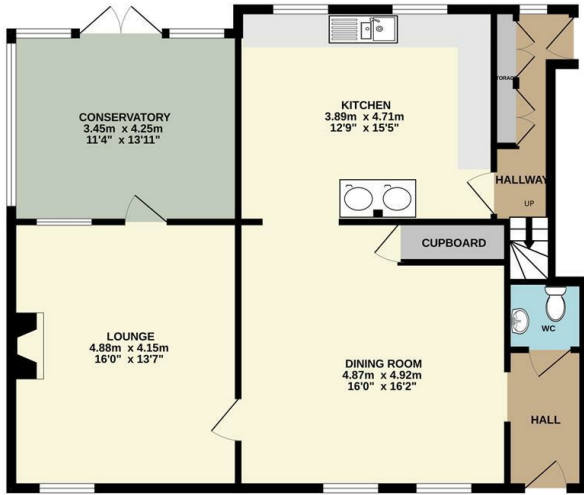
5'1" x 13'7" (1.56 x 4.15)

A good sized en suite bathroom with white suite, comprising of a paneled bath with electric shower over, pedestal sink and a low flush W.C. With painted decor and tiling, carpet, a central heating radiator and a uPVC double glazed window. There is also a useful store cupboard.

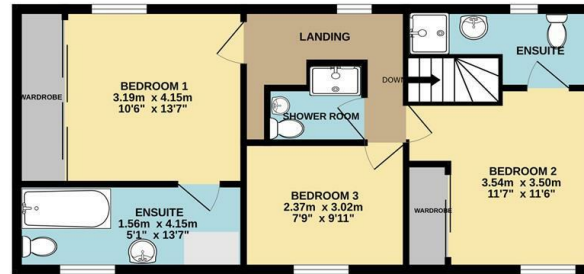


PI

GROUND FLOOR
86.6 sq.m. (932 sq.ft.) approx.



1ST FLOOR
50.6 sq.m. (545 sq.ft.) approx.



TOTAL FLOOR AREA : 137.2 sq.m. (1477 sq.ft.) approx.

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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BEDROOM TWO

11'7" x 11'5" (3.54 x 3.50)

A generous double bedroom with a built in wardrobe with sliding doors. With painted decor, carpet, a uPVC double glazed window and a central heating radiator.

EN SUITE SHOWER ROOM

4'10" x 10'11" (1.48 x 3.33)

A good size ensuite shower room with walk in shower cubicle with electric shower, pedestal sink and low flush W.C. With painted decor, carpet and a Velux window.

BEDROOM THREE

7'9" x 9'10" (2.37 x 3.02)

A double bedroom with painted decor, carpet, a central heating radiator and a uPVC double glazed window.

SHOWER ROOM

4'10" x 6'6" (1.48 x 2.00)

Adjacent to bedroom three is an shower room with walk in shower cubicle and electric shower, pedestal sink and a low flush W.C. With painted decor and tiling, carpet, a central heating radiator and recess spotlights.

GARAGE

6'10" x 32'1" (2.10 x 9.78)

A detached garage with space for 2 vehicles ,currently used as a workshop and storage. An up and over garage door and benefiting from lighting and power.

OUTSIDE

Entering the garden up stone steps, there is a stone path leading up to the property. A patio area suitable for outdoor seating, an ample lawn with mature borders, hedges and bedding plants.

To the rear entrance is a small walled courtyard garden suitable for box planters and an open communal grassed area.

The rear of the property can be accessed via a driveway, which leads into a private courtyard. There is parking for the property in a private car park accessed via a barrier system.

GENERAL INFORMATION

Tenure: LEASEHOLD

Council Tax Band-D

Oil heating

uPVC Double Glazing

DISCLAIMER

These particulars do not constitute part or all of an offer or contract. While we endeavour to make our

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(82 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

Energy Efficiency Rating: 73 (Current), 28 (Potential)

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Mansfield, NG1
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Clowne, S43 4JN
01246 810519

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