



Whitwell House, Hangar Hill, Whitwell, Worksop, S80 4TB

- 5 (bedroom icon)
- 3 (bathroom icon)
- 2 (carport icon)
- EPC D

£725,000

PINEWOOD



Whitwell House

Hangar Hill

Whitwell

Worksop

S80 4TB



£725,000

5 bedrooms
3 bathrooms
2 receptions

- FIVE BEDROOM DETACHED
- STONE BUILT
- OPEN PLAN FAMILY KITCHEN / DINING / SITTING
- JAIPUR LIMESTONE FLOOR TILES
- UTILITY WITH CLOAKROOM WC
- KITCHEN ISLAND WITH QUARTZ WORKTOPS
- DOUBLE GARAGE WITH FAMILY ENTERTAINMENT ROOM
- EXTENSIVE MANICURED GARDENS
- FREEHOLD
- COUNCIL TAX BAND: E



Welcome to this stunning detached house located in the picturesque area of Hangar Hill, Whitwell, Workop. This property boasts 2 reception rooms, 5 spacious bedrooms, and 3 modern bathrooms, providing ample space for comfortable living.

As you ARRIVE, you'll be greeted by an attractive stone-built exterior that exudes charm and character. The highlight of this home is the breathtaking open-plan kitchen with a dining and sitting room, perfect for hosting gatherings and creating lasting memories with family and friends.

Furthermore is a lovely separate lounge with dual aspect windows and a feature fireplace.

The master bedroom comes complete with an Ensuite, offering a private sanctuary within this beautiful abode. Additionally, the property features a double garage and a family entertainment room, providing plenty of space for leisure activities and storage.

Outside, the extensive manicured gardens offer designated areas for relaxation and outdoor enjoyment, ideal for those who appreciate the beauty of nature and outdoor living.

Don't miss the opportunity to make this house your home and experience the luxurious lifestyle it has to offer. Contact us today to arrange a viewing and start envisioning your future in this remarkable property.

ENTRANCE HALL

With a composite front door and neutral decor

KITCHEN

12'11" x 14'5" (3.95 x 4.41)

Entry through a composite door, and featuring lovely exposed beams, with a good selection of units with oak door and drawer fronts with a contrasting dark quartz worktop, including an island, A Belfast sink, Range style cooker with a tiled splash back and a fully tiled floor with underfloor heating. With two eye level units featuring opaque glass with back lighting and enough room at the end of the units for an American style fridge / freezer. The base units feature two wine storage racks.

DINING & SITTING ROOM

12'4" x 21'10" (3.76 x 6.66)

The dining area has the same beautiful tiled flooring as the kitchen, has a window with opaque glass and a central heating radiator. The sitting room has a lovely window bringing in that all important natural light. The feature of this room will be the lovely log burner, perfect for those winter evenings.

UTILITY

7'3" x 14'5" (2.23 x 4.41)

A useful utility with a pantry and a laundry room, the flooring follows through from the kitchen keeping the same theme, there is a side access door and a ground floor WC. Having a butchers block style worktop and a further Belfast sink.

WC

With a side aspect window with opaque glass, a low flush WC, a pedestal wash basin and a central heating radiator.

LOUNGE

13'6" x 21'10" (4.13 x 6.66)

With dual aspect windows, a capped fireplace with electric fire, with 2 x central heating radiators and a fitted carpet.

MASTER BEDROOM

13'3" x 12'11" (4.06 x 3.69)

To the front aspect with integrated storage / wardrobes, a central heating radiator and fitted carpet. This bedroom has an Ensuite shower room.

BEDROOM TWO

12'3" x 12'11" (3.75 x 3.69)

A very spacious double bedroom with a central heating radiator and fitted carpet.

BEDROOM THREE

12'4" x 9'6" (3.77 x 2.91)

A good size double bedroom with a central heating radiator and fitted carpet.

BEDROOM FOUR

12'11" x 8'2" (3.95 x 2.49)

A good size bedroom with the benefit of some extra space in the recess between bedrooms, with a feature paper wall, central heating radiator and fitted carpet.

BEDROOM FIVE

10'3" x 6'7" (3.13 x 2.02)

Currently set up as a Nursery, with a central heating radiator and fitted carpet.

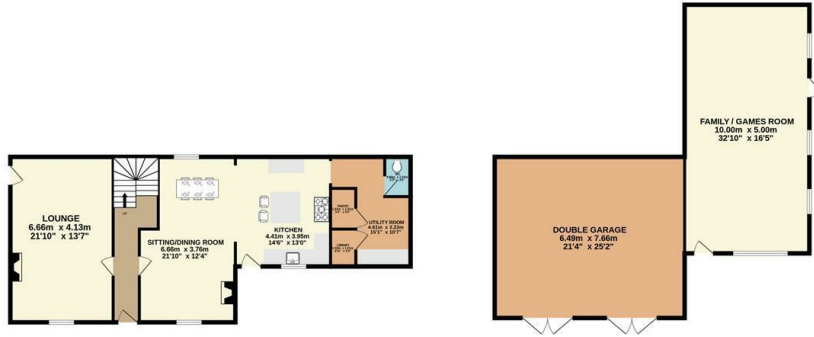
ENSUITE

5'4" x 5'6" (1.65 x 1.70)

With contemporary tiling, a shower cubicle and shower running from the mains, a pedestal wash basin, low flush WC, a chrome towel radiator and a fully tiled floor.



GROUND FLOOR
190.2 sq.m. (2049 sq.ft.) approx.



1ST FLOOR
77.4 sq.m. (834 sq.ft.) approx.



TOTAL FLOOR AREA: 267.7 sq.m. (2881 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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FAMILY BATHROOM
12'10" x 5'10" (3.93 x 1.79)

A stunning bathroom with a free standing roll edge bath, shower curtain and rain head shower. A pedestal wash basin with tiled splash back and low flush WC and shower cubicle. With a lovely traditional heated towel radiator with over hanging rail.

DOUBLE GARAGE
25'1" x 21'3" (7.66 x 6.49)

With a pitched roof ideal for storage and 2 sets of double doors. With light, power and an EV socket.

FAMILY ENTERTAINMENT ROOM
16'4" x 32'9" (5.0 x 10)

Having power, light and an alarm, a front aspect entrance door, 4 x windows and a lovely bar area.

GARDENS

There are many features to the gardens and we feel that viewing is essential here, there is a lovely stone patio with Pergola looking back to the main house, then through a flower arch to a family patio with a fire pit, there is a plot for growing vegetables and lovely lawn areas and then a walk way to a woodland area at the bottom of the garden. The property sits behind gates and there is a forecourt parking area, ideal for visiting guests and family.

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.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(81-91) A		
(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 environmentally friendly - higher CO ₂ emissions		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	61	England & Wales	EU Directive 2002/91/EC	82

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