



Kendra  
Jacob

## 51 WESTERDALE WORKSOP, S81 0TE

Guide Price £300,000 - £320,000.

This property is perfect for a family. It is situated on this popular development of similar properties. It is convenient for local amenities including schools, shops and public transport facilities. The property is also convenient for the A1/M1/M18 motorway networks. It briefly comprises of spacious entrance hall, two receptions rooms and conservatory. There is the added benefit of a downstairs cloakroom. The comprehensively fitted kitchen has a range of wall and base units with integrated appliances. To the first floor are four bedrooms, the master bedroom having en suite facilities and fitted wardrobes, and a further three bedrooms, two of which have fitted wardrobes. The family bathroom has a three piece suite. To the front of the property the driveway allows off road parking for several vehicles and leads to the garage. To the front/side of the property is a lawned area of garden with shrubs and plants. To the rear is an enclosed garden which has a lawned area, decked area and patio ideal for entertaining.

BOOK A VIEWING NOW - DO NOT MISS OUT



£300,000  
FREEHOLD

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# 51 WESTERDALE

- Guide Price £300,000 - £310,000
- Close To Local Amenities
- School Catchment
- Convenient For The Motorway Network
- Two Reception Rooms And Conservatory
- Downstairs Cloakroom
- Master Bedroom With En Suite And Fitted Wardrobes
- Three Further Bedrooms, Two With Fitted Wardrobes
- Driveway Leading To The Garage
- Superb Fitted Kitchen



## Entrance Hall

Composite door leads into the spacious hallway. Having stairs rising to the first floor accommodation, panelling to the walls and half tiled panelling to the entrance hallway. Wooden flooring, wooden balustrade and vertical radiator.

## Downstairs Cloakroom

With low flush WC, vanity wash hand basin, half tiled walls and central heating radiator.

## Lounge

With bow window to the front overlooking the front garden, wooden flooring, two central heating radiators, french doors leading into the dining room and a further door leading into the entrance hall.

## Dining Room

With wooden flooring, central heating radiator, feature panelled wall and door leading into the conservatory.

## Conservatory

With tiled floor and door leading onto the rear garden.

## Breakfast Kitchen

A superb kitchen with a comprehensive range of wall and base units with complimentary work surfaces over. There are built in appliances to include Bosch double oven, gas hob and extractor above, built in fridge and dish washer. Tiled floor. Breakfast bar. Central heating radiator. Door leading onto the rear garden, window overlooking the rear and a door which leads into the garage.

## First Floor Landing

With storage cupboard housing the tank, access to the loft space and half panelling to the walls.

## Master Bedroom

With bow window overlooking the front. Ample fitted wardrobes and central heating radiator.

## En Suite

Having fully tiled shower cubicle, vanity wash hand basin and close coupled low flush WC. Half tiled walls. Window to the side and electric mirror.

## Bedroom Two

With laminate flooring, fitted wardrobes, window overlooking the front and central heating radiator.

## Bedroom Three

With laminate flooring, fitted wardrobes, window overlooking the rear and central heating radiator.

## Bedroom Four

With fitted wardrobes, window overlooking the rear and central heating radiator.

## Family Bathroom

Briefly comprising of panelled bath, vanity wash hand basin and low flush WC. Half tiled walls, window to the rear and central heating radiator.

## Outside

To the front of the property is a driveway which provides ample off road parking. The driveway leads to the garage with up and over door. To the side of the property is a lawned area of garden with shrubs and bushes. To the rear is an enclosed garden with lawned garden, decked area and patio perfect for entertaining.

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### ADDITIONAL INFORMATION

**Local Authority** – Bassetlaw

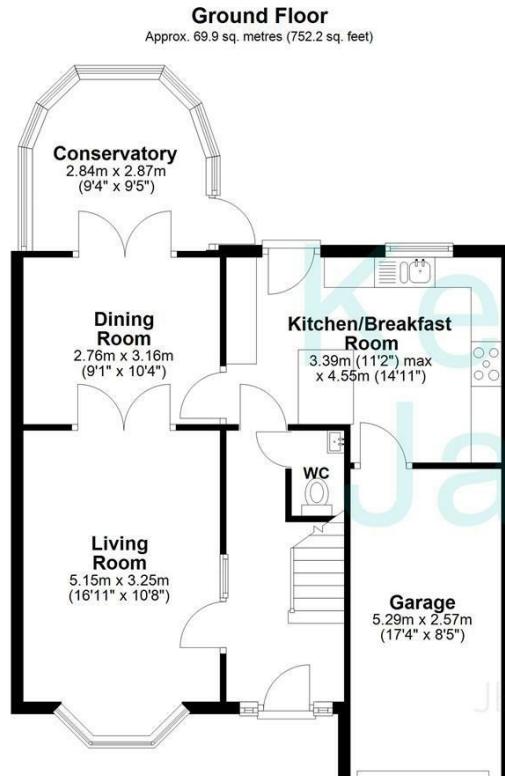
**Council Tax** – Band

**Viewings** – By Appointment Only

**Floor Area** – 1440.60 sq ft

**Tenure** – Freehold





Total area: approx. 133.8 sq. metres (1440.6 sq. feet)

The floorplans provided are for illustrative purposes only and may not represent the exact scale, dimensions, or specifications of the property. Measurements are approximate and should not be relied upon for any legal or financial decisions. It is the responsibility of the buyer, tenant, or their representatives to verify the accuracy of the details provided herein. For exact measurements, professional advice, or any other clarifications, please consult a licensed surveyor or property expert.

Plan produced using PlanUp.



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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