



£325,000 Freehold

22 MARLBOROUGH CLOSE | | WORKSOP | S81 7RN

**BuckleyBrown**  
ESTATE AGENTS

COMFORTABLE FAMILY LIVING WITH GENEROUS SPACE THROUGHOUT... This impressive detached four-bedroom home is set within a sought-after area of Worksop and offers generous, well-balanced accommodation that is perfectly suited to growing families or those looking for flexible living space.

The ground floor opens with a welcoming entrance hallway leading into a spacious living room, enhanced by a bay window that allows plenty of natural light and creates a bright, comfortable space to relax. The large kitchen/dining room is ideal for modern living, offering extensive worktop space, ample storage units, and room for a family dining table, making it perfect for both everyday use and entertaining. Completing the ground floor is a useful WC and access to the integral garage, providing additional storage or parking.

Upstairs, the first floor offers four well-proportioned bedrooms, including two generous double rooms with en-suite facilities, providing privacy and convenience. Three of the bedrooms benefit from built-in wardrobes, ensuring excellent storage throughout. A well-appointed family bathroom serves the remaining bedrooms and completes the first-floor accommodation.

Externally, the property boasts a substantial driveway to the front offering ample off-road parking alongside a well-maintained lawn. To the rear, there is a private and enclosed garden featuring a patio area ideal for outdoor dining and entertaining, with space for children to play or for further landscaping.

Early viewing is highly recommended – call today to arrange your viewing on 01623 633633.





#### Hall

Spacious hallway with Laminate flooring and access to;

#### Living Room 10'10" x 18'7"

Laminate flooring runs throughout the room, complemented by a central heating radiator to ensure warmth and comfort. The space features an attractive fireplace that serves as a focal point, adding character and charm. A commanding bay window to the front elevation floods the room with natural light, enhancing the sense of space and providing pleasant views to the outside.

#### Kitchen/Dining Room 24'3" x 16'7"

The room benefits from stylish tiled flooring throughout the kitchen area, which features matching kitchen cabinets with a worktop above and a central island, perfect for food preparation and casual dining. Integrated appliances include a built-in oven and an inset sink, with plenty of space for additional appliances. The kitchen area also benefits from patio doors to the rear. The

other half of the part of the room is dedicated to a spacious dining area, offering ample room for your desired dining furniture. This area features laminate flooring and is filled with natural light from the patio doors to the rear, complemented by additional windows, creating a bright and welcoming space.

#### WC 9'2" x 2'10"

Low flush WC with hand wash basin.

#### Landing

Landing leading to the first floor.

#### Bedroom One 15'2" x 12'4"

Spacious, well-lit bedroom featuring laminate flooring and three gorgeous arched windows that flood the room with natural light. There's a central heating radiator for comfort, a built-in wardrobe for convenient storage, and direct access to your own ensuite bathroom.

#### En Suite 8'9" x 4'8"

Three piece en suite with a shower, hand wash basin and low flush WC with a window to the front elevation.



#### Bedroom Two 8'7" x 9'5"

The room features soft, carpeted flooring underfoot and a central heating radiator to ensure year-round comfort. A window to the rear elevation fills the space with natural light and pleasant views. There's a built-in wardrobe providing excellent storage, and the room benefits from its own private ensuite bathroom, offering added convenience and privacy.

#### En Suite 2'11" x 7'1"

Three piece suite with shower, hand wash basin and low flush WC.

#### Bedroom Three 8'7" x 8'6"

Carpeted flooring creates a warm and comfortable feel, complemented by a built-in wardrobe for practical storage. The room benefits from a central heating radiator for year-round comfort and a window to the rear elevation that fills the space with natural light and pleasant views.

#### Bedroom Four 6'7" x 9'11"

Carpeted flooring creates a warm and comfortable feel. The room benefits from a central heating radiator for year-round comfort and a window to the rear elevation that fills the space with natural light and pleasant views.

#### Bathroom 8'9" x 8'2"

Three piece suite with bath, hand wash basin and low flush WC with a window to the side elevation.

#### Garage 8'6" x 17'6"

With space for a vehicle and convenient access to the garage both from inside the house and from the front elevation.

#### Outside

Large driveway to the front elevation providing ample off-street parking, bordered by a well-kept lawn area and accompanied by the garage. To the rear is a well-maintained lawn garden and a paved patio area, perfect for outdoor seating and entertaining





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.

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**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

| Energy Efficiency Rating                    |           |           |
|---------------------------------------------|-----------|-----------|
|                                             | Current   | Potential |
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           | <b>84</b> |
| (81-91) <b>B</b>                            |           |           |
| (69-80) <b>C</b>                            |           |           |
| (55-68) <b>D</b>                            | <b>68</b> |           |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            |           | <b>G</b>  |
| (1-20) <b>G</b>                             |           |           |
| Not energy efficient - higher running costs |           |           |
| England & Wales                             |           |           |
| EU Directive 2002/91/EC                     |           |           |

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