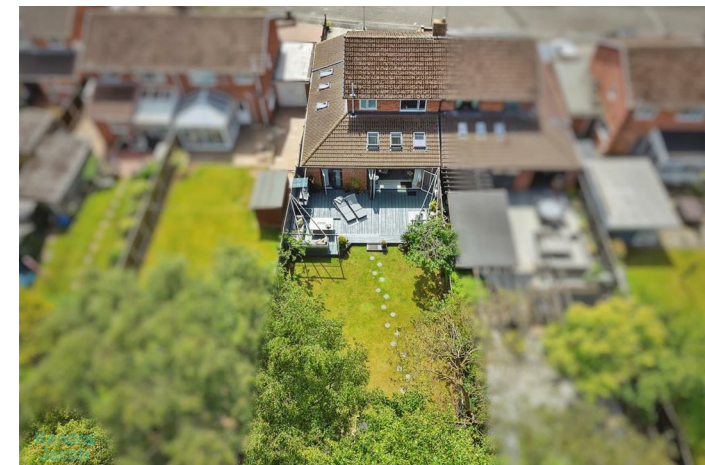




## 11 WESTMINSTER CLOSE WORKSOP, S81 0PN

**£300,000**  
**FREEHOLD**

This beautiful fully modernised and extended family home is ready to move straight into and is situated in a much sought-after location close to shops, schools and local amenities. Finished to an exceptional standard throughout, the property offers spacious and versatile accommodation perfectly suited to modern family living.

The welcoming entrance hallway leads to a stunning contemporary open-plan kitchen, sitting and dining area, thoughtfully designed for both everyday living and entertaining. Featuring sleek high-gloss units, integrated appliances, a central island and impressive bi-fold doors opening onto the garden, this bright and stylish space forms the heart of the home. A separate living room provides additional reception space, while the converted garage offers a useful utility room, downstairs WC and a luxurious ground floor principal bedroom suite complete with fitted wardrobes and en-suite shower room.

To the first floor are three further well-proportioned bedrooms, all beautifully presented, together with a stunning modern family bathroom finished with high-quality fittings. Externally, the property continues to impress with a low-maintenance driveway providing ample off-road parking and a beautifully landscaped rear garden ideal for entertaining. Features include an extensive raised decked seating area with glass balustrades, a superb built-in barbecue and bar area, lawned garden with mature fruit trees and a fully insulated summer house with power and lighting. Overall, this is an outstanding turnkey property offering stylish and spacious accommodation in a highly desirable residential location.

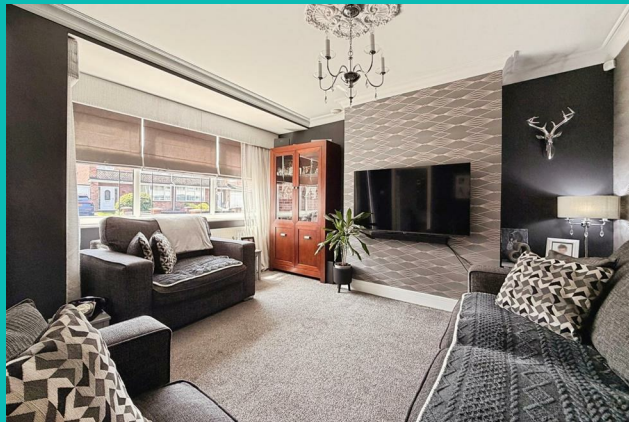
**Kendra  
Jacob**

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# 11 WESTMINSTER CLOSE

- **\*\*GUIDE PRICE £300,000 - £325,000\*\*** • Beautifully fully modernised and extended family home • Ready to move straight into • Sought-after location close to shops, schools and amenities • Stunning open-plan kitchen, sitting and dining area • High-spec integrated appliances and central island • Ground floor principal bedroom with luxury en-suite • Three additional well-proportioned first floor bedrooms • Landscaped rear garden with bar and entertainment area • Fully insulated summer house with power and lighting



## ENTRANCE HALLWAY

A welcoming and beautifully presented entrance hallway accessed via a front-facing composite entrance door. Stylishly decorated throughout with coving to the ceiling, tiled flooring, a central heating radiator, understairs storage cupboard and a spacious cloaks cupboard. A staircase rises to the first-floor landing, with doors leading to the living room and the impressive extended open-plan kitchen, sitting and dining area.

## LIVING ROOM

An elegant and inviting living room featuring a front-facing UPVC double glazed window fitted with electric remote-controlled blinds, coving to the ceiling and a central heating radiator.

## OPEN PLAN KITCHEN/DINING/SITTING ROOM

A truly stunning contemporary open-plan kitchen, sitting and dining space designed for modern family living and entertaining. The kitchen boasts an extensive range of sleek high-gloss wall and base units, complemented by quality work surfaces and a central island with integrated storage. Integrated appliances include a dishwasher, steam oven with warming drawer, microwave oven and a four-ring induction hob with a built in down-draft extraction unit. There is also a stainless steel sink unit with mixer tap and boiling water tap, along with an American-style fridge freezer.

Further features include stylish downlighting, a modern vertical radiator and tiled flooring which continues seamlessly into the sitting area and side entrance hall. The

dining table is available by separate negotiation.

The sitting area has been thoughtfully designed with rear-facing bi-fold doors opening onto the extensive decked seating area and garden beyond. Additional features include two contemporary vertical radiators, ceiling downlighting and three rear-facing Velux windows allowing an abundance of natural light to flood the room.

## UTILITY ROOM

Forming part of the garage conversion, the utility room is fitted with a range of wall and base units with complementary work surfaces incorporating a stainless steel sink unit with mixer tap. There is space for a freestanding washing machine, tiled splashbacks, a modern radiator, ceiling downlighting and a side-facing Velux window. A rear-facing UPVC double glazed door provides access into the garage, whilst further doors lead to the downstairs WC and ground floor principal bedroom suite.

## DOWNSTAIRS WC

Fitted with a contemporary suite comprising a vanity wash hand basin and low flush WC. Additional features include tiled splashbacks, a modern vertical radiator, ceiling downlighting, electric extractor fan and a side-facing Velux window.

## GROUND FLOOR PRINCIPLE BEDROOM

A beautifully spacious and versatile principal bedroom featuring rear-facing UPVC double glazed French doors opening onto the extensive decked garden area. The room benefits from wall lighting, ceiling downlighting, high-quality fitted wardrobes, a matching dressing table and sliding door

access to the en-suite shower room.

#### **EN-SUITE SHOWER ROOM**

A luxurious shower room fitted with a walk-in double shower enclosure featuring a rainfall shower and separate shower attachment, vanity wash hand basin and low flush WC. Finished with tiled splashbacks, tiled flooring, a modern vertical radiator, ceiling downlighting, electric extractor fan and side-facing Velux window.

#### **FIRST FLOOR LANDING**

With side-facing obscure UPVC double glazed window, spindle balustrade and loft access. The loft is partially boarded and houses the wall-mounted combination boiler, whilst also benefiting from lighting and a loft ladder. Doors provide access to three well-proportioned bedrooms and the family bathroom.

#### **BEDROOM TWO**

A spacious double bedroom with front-facing UPVC double glazed window fitted with electric remote-controlled blinds and central heating radiator.

#### **BEDROOM THREE**

A stylish bedroom featuring a rear-facing UPVC double glazed window, central heating radiator and quality fitted wardrobes to one wall.

#### **BEDROOM FOUR**

A generously sized fourth bedroom with front-facing UPVC double glazed window fitted with electric remote-controlled blinds, central heating radiator and fitted wardrobes to one wall.

#### **FAMILY BATHROOM**

A beautifully appointed family bathroom fitted with a luxurious white suite comprising a P-shaped panelled bath with rainfall shower and separate shower attachment over, glazed shower screen, twin vanity wash hand basins and low flush WC. Fully tiled to the walls and floor, the room also benefits from a chrome towel radiator, ceiling downlighting, electric extractor fan and rear-facing obscure UPVC double glazed window.

#### **EXTERIOR**

To the front of the property is a low-maintenance pebbled driveway providing off-road parking for several vehicles and leading to the garage, currently utilised for storage. External lighting is also provided.

To the rear is a stunning and immaculately maintained garden featuring an extensive raised decked seating area with contemporary glass balustrades. There is also a superb built-in barbecue and bar area complete with outdoor fridges, sink unit, power points and lighting — ideal for entertaining. The garden further benefits from a lawned area with mature fruit trees, pebbled seating area and a detached summer house.

#### **SUMMER HOUSE**

A superb addition to the property, the fully insulated summer house is beautifully decorated and carpeted throughout. It features a range of high-gloss wall and base units with complementary work surfaces, power, lighting and UPVC double glazed French doors.

## **11 WESTMINSTER CLOSE**









## 11 WESTMINSTER CLOSE

### ADDITIONAL INFORMATION

**Local Authority** – BASSETLAW

**Council Tax** – Band B

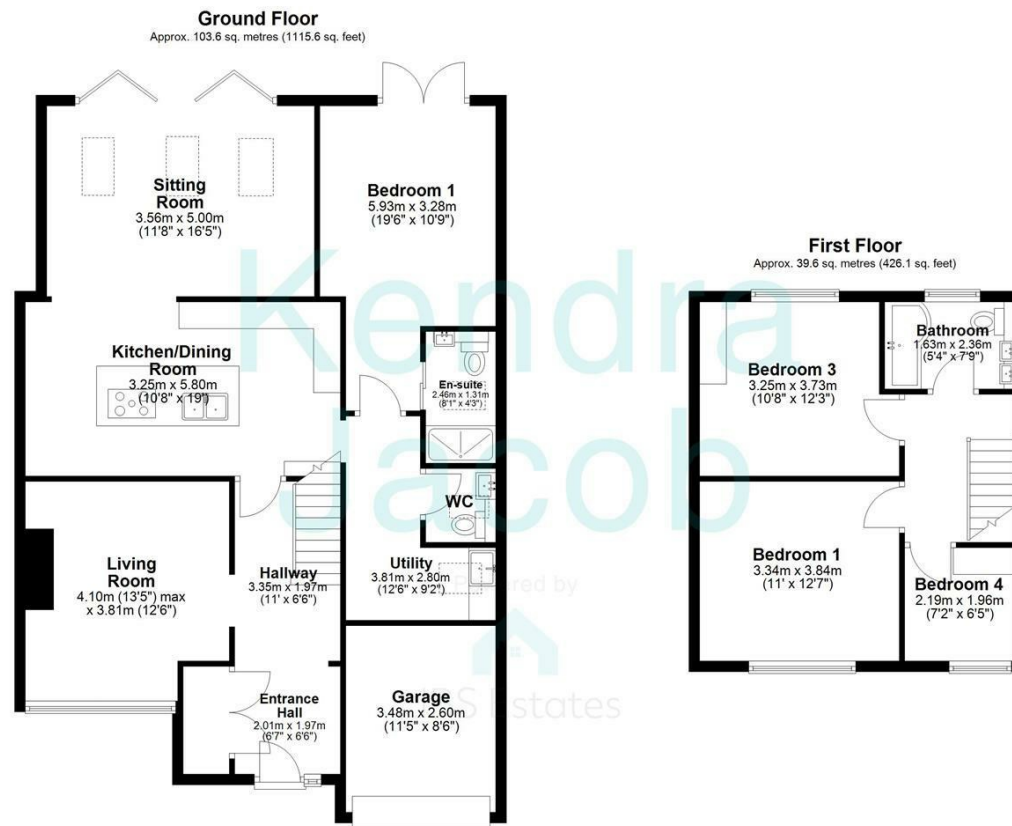
**Viewings** – By Appointment Only

**Floor Area** – 1541.70 sq ft

**Tenure** – Freehold

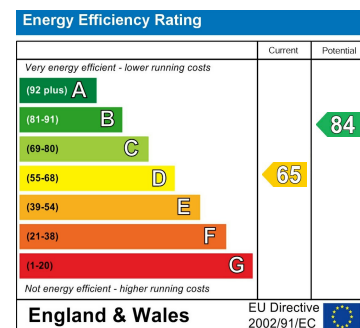






The floorplans provided are for illustrative purposes only and may not represent the exact scale, dimensions, or specifications of the property. Measurements are approximate and should not be relied upon for any legal or financial decisions. It is the responsibility of the buyer, tenant, or their representatives 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.



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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