

MELLOR & BEER

ESTATE AGENTS

51 Bridge Street, Worksop, Notts. S80 1DA

1 Hillside Crescent, Worksop



- Premier Residential Location Ideally Situated off Blyth Road, Offering Easy Access to Bassetlaw Hospital and Kilton Golf Course
- An Impressive, Broad Sweeping Crescent Style Driveway Providing Parking for Numerous Vehicles and Grand Sense of Arrival
- Set Upon an Extensive, Well Proportioned Plot That Enjoys a High Level of Privacy From Both The Road and The Rear Garden
 - A Spacious and Flexible Detached Residence Well Proportioned Rooms Arranged Over Two Floors
 - A Rare Opportunity To Remodel, Extend or Put Your Own Individual Flair on a Property With Significant Scope For Improvement

Situated in one of the area's most sought-after premier residential locations just off Blyth Road, this impressive detached residence offers a rare combination of space, privacy, and limitless potential. Perfectly positioned for modern family life, the home is within easy reach of Bassetlaw Hospital and the tranquil surroundings of Kilton Forest Golf Course. For the commuter, the property is excellently placed, sitting just a 10–15-minute drive from both the A1 and M1 intersections, linking you effortlessly to the wider region. The property immediately commands attention with its broad sweeping carriage driveway. This crescent-style "in-and-out" entrance not only provides substantial off-road parking for numerous vehicles but also leads to the large garage. The front is home to a private garden area, screened by mature Leylandii hedging and featuring beautifully planted, well-stocked borders that enhance the homes curb appeal. The property itself is a dormer-style detached home, thoughtfully designed with accommodation spanning two floors. While the home is already a most impressive residence, its true value lies in the huge potential it offers. Whether you are looking to remodel the existing footprint, extend to create a vast open-plan living area, or simply modernise the interior to reflect your personal style, this is a property that can truly grow with your family. The grounds are a particular highlight. There is convenient access to either side of the property leading to the rear garden, which is very generously proportioned. The rear grounds are a sanctuary of tranquillity, featuring mature borders and boundaries that afford a particularly high level of privacy, making it an ideal space for outdoor relaxation and entertaining.

£ 475,000

1 Hillside Crescent, Worksop, S81 0JU

Reception Hallway 5.16m x 3.02m (16'11" x 9'11")

Features a ceramic tiled floor, front entrance door with stained glazed panels, recessed dresser-style shelving, and an integrated cupboard.

Kitchen 4.98m x 3.18m (16'4" x 10'5")

Comprehensively fitted in high-gloss white with base and wall units, ceramic sink, and a Worcester central heating boiler.



Rear Lobby 4.34m x 2.84m (14'3" x 9'4")

Located between the kitchen and garage with doors to both the front and rear.

Lounge 7.16m x 5.33m (23'6" x 17'6")

A grand room featuring a floor-to-ceiling picture window overlooking the rear garden, a feature fireplace, and double doors to the dining room.



Dining Room 3.91m x 3.30m (12'10" x 10'10")

Includes glazed doors leading to the rear elevation.



Bedroom Three 3.96m x 3.15m (13'0" x 10'4")

Fitted with wardrobes.



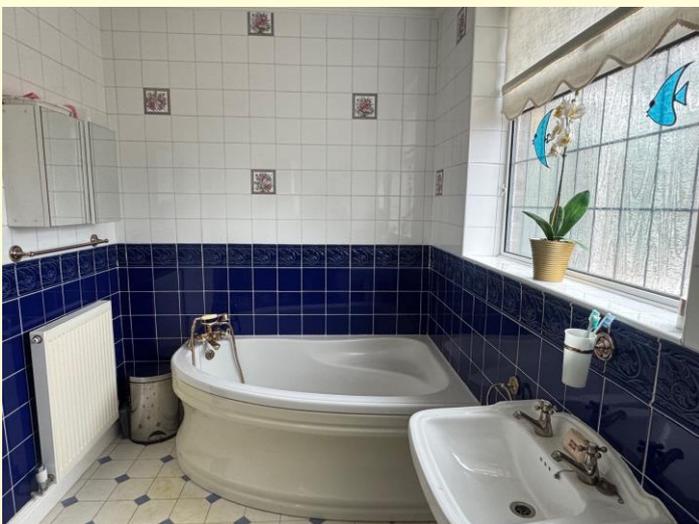
Bedroom Four 3.30m x 3.20m (10'10" x 10'6")

With laminate flooring and a fitted wardrobe.



Bathroom

A fully tiled four-piece suite including a corner panelled bath, separate shower enclosure, wash basin, and WC.



First Floor

Master Suite 6.71m x 4.78m (22'0" x 15'8")

A large dormer-style bedroom with a dedicated dressing room and an En-suite featuring twin sink, a panelled bath, and WC.



Bedroom Two 4.83m x 4.19m (15'10" x 13'9")

A bright room with windows to three elevations.



Bedroom 5/Study: 2.29m x 1.75m (7'6" x 5'9)

Outside

Garage

5.99m x 3.15m (19'8" x 10'4")

Equipped with a remote-access door, power, light, and attic storage with a fitted ladder.

Gardens

The generously proportioned plot and the gardens are notable features of the property with a frontage to the road given privacy by well-maintained leylandii hedging and with twin drive entrances to either side to the impressive sweeping driveway, which provides vehicle hard standing and access to the garage. There is an attractive front lawn with a well-stocked ornamental border

The property has pedestrian access at either side, the rear garden impressive for its generous proportions, privacy and its well-stocked mature borders and boundaries. There are an extensive lawn and a summer house



We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The potential buyer is advised to obtain verification from their solicitor, surveyor or professional advisors.

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