



6 BROWNING CLOSE WORKSOP, S81 0QT

£240,000
FREEHOLD

****GUIDE PRICE £240,000-£250,000****

This impressive and spacious family home has been thoughtfully extended to provide generous and versatile accommodation throughout, perfectly suited to modern family living. Offering four well-proportioned bedrooms, including a principal bedroom with en-suite, the property boasts a welcoming entrance hall, spacious living room and a well-appointed kitchen/diner opening into a versatile conservatory. Further benefits include a separate utility room, family bathroom and a larger-than-average integral garage. Externally, the property enjoys ample off-road parking for up to four vehicles, an EV charging point and an enclosed rear garden complete with a dedicated bar area and pergola, creating the perfect setting for outdoor entertaining.

Situated in the popular residential area of Kilton, the property is ideally positioned for access to Kilton Golf Course, beautiful surrounding countryside walks, local shops, Bassetlaw Hospital and a range of other nearby amenities. Combining generous living space, practical features and a convenient location, this superb home is ideally suited to growing families and those seeking additional space to relax, work and entertain.

**Kendra
Jacob**

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6 BROWNING CLOSE

- GUIDE PRICE £240,000-£250,000 • EXTENDED FAMILY HOME • EN-SUITE TO MASTER BEDROOM • THREE RECEPTION ROOMS • INTEGRAL GARAGE WITH ELECTRIC DOOR • AMPLE PARKING • FOUR BEDROOMS • BAR TO THE REAR GARDEN, PERFECT FOR ENTERTAINING • LOFT WITH FLOORING, VELUX WINDOW AND POWER POINTS



ENTRANCE HALL

A bright and welcoming entrance hall featuring a front-facing UPVC entrance door, solid oak flooring and decorative wall and staircase panelling. The staircase is finished with contemporary chrome spindles and benefits from useful understairs storage.

LIVING ROOM

A generously proportioned living room featuring a front-facing double-glazed bay window, solid oak flooring, a central heating radiator and an attractive solid oak feature beam. Additional feature includes Projector and screen, perfect for those cosy nights in.

KITCHEN/DINER

A spacious kitchen/diner fitted with a range of wall and base units, complemented by work surfaces incorporating a stainless steel sink and drainer. Integrated appliances include a gas hob with stainless steel extractor hood and an electric oven. There is plumbing for a dishwasher, tiled flooring to the kitchen area, laminate flooring to the dining area, decorative wood panelling to the walls and a central heating radiator. The dining area provides ample space for a good-sized table, while double doors open into the conservatory.

UTILITY ROOM

Fitted with a range of wall and base units with complementary work surfaces, the utility room provides plumbing for a washing machine and space for a tumble dryer. Further benefits include tiled flooring, a central heating radiator, access to the integral garage, a

rear-facing UPVC door leading outside and a double-glazed UPVC window providing natural light.

CONSERVATORY

A versatile additional reception space featuring laminate flooring, a central heating radiator and double doors opening onto the rear garden. This versatile room would make an ideal games room, additional lounge or family entertaining space.

FIRST FLOOR-LANDING

The first-floor landing benefits from a useful storage cupboard housing the central heating system, a central heating radiator and loft access. The loft is fitted with flooring and benefits from a Velux window, power points and a ladder.

MASTER BEDROOM

A well-proportioned principal bedroom featuring a front-facing double-glazed window, central heating radiator and built-in wardrobes with shelving and hanging rails. A doorway provides access to the en-suite shower room.

EN-SUITE

Fitted with a three-piece suite comprising a shower enclosure, wash hand basin and low-flush WC. Additional features include partially tiled walls, a chrome towel radiator, a rear-facing double-glazed obscure window and an extractor fan.

BEDROOM TWO

A double bedroom featuring a front-facing double-glazed window, built-in wardrobes with shelving and hanging rails, and a central heating radiator.

BEDROOM THREE

A further double bedroom featuring a rear-facing double-glazed window and a central heating radiator.

BEDROOM FOUR

A versatile room featuring a front-facing double-glazed window, built-in storage and a central heating radiator. Currently utilised as a dressing room, this space could alternatively serve as a bedroom, home office or hobby room.

FAMILY BATHROOM

Fitted with a panelled bath with shower over, pedestal wash hand basin and low-flush WC. Further features include a chrome towel radiator, rear-facing double-glazed obscure window and attractive feature shelving to the walls.

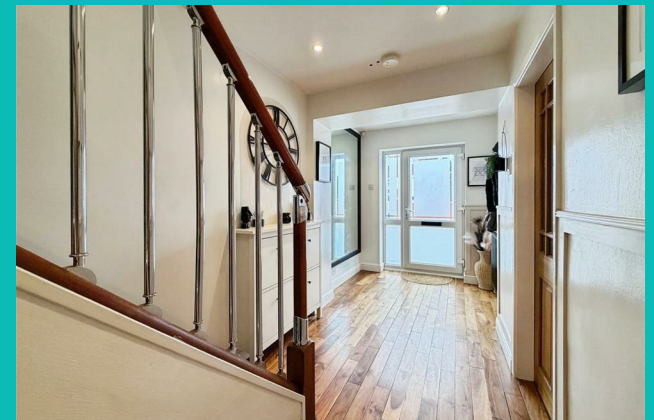
EXTERNAL

The property benefits from a block-paved driveway, together with an additional gravelled parking area providing off-road parking for up to four vehicles. There is access to the integral garage and an electric vehicle (EV) charging point. The enclosed rear garden features a combination of patio and lawn, complemented by decorative wooden sleepers and gravelled areas. Further benefits include an outside tap, external power points and a dedicated wooden bar area, ideal for entertaining. The bar benefits from power points and is complemented by a wooden pergola, providing an attractive outdoor seating area. There is also access to an additional storage area.

INTEGRAL GARAGE

A larger-than-average integral garage featuring an electric door, power and lighting, together with an internal door providing direct access into the property. Offering excellent storage potential, the garage also provides practical space for a vehicle, subject to measurements.

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ADDITIONAL INFORMATION

Local Authority –

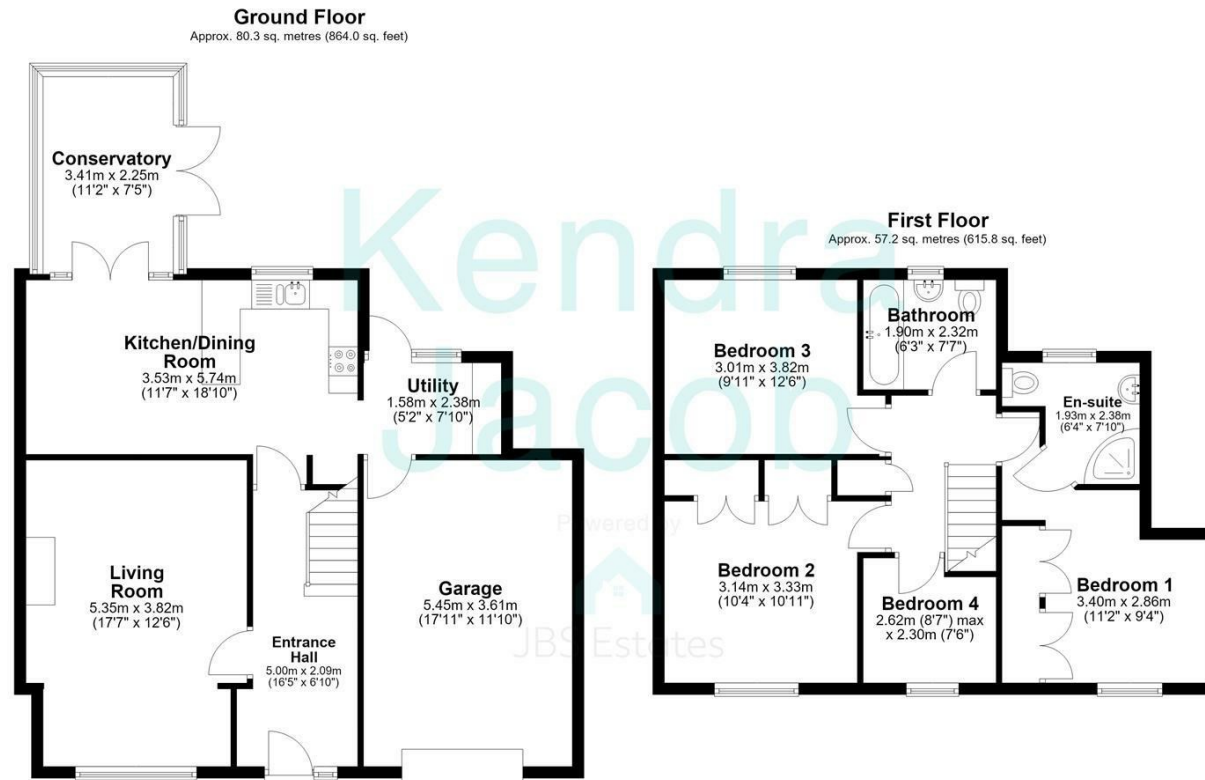
Council Tax – Band B

Viewings – By Appointment Only

Floor Area – 1479.80 sq ft

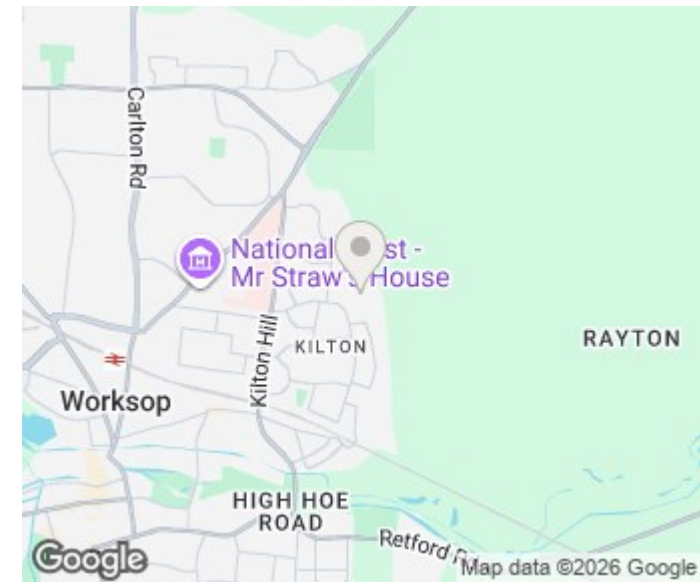
Tenure – Freehold





Total area: approx. 137.5 sq. metres (1479.8 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	72	
(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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