



Belfmoor Close, Whitwell Worksop S80 4NZ

welcome to

Belfmoor Close, Whitwell Workso

Offered for sale is this DETACHED THREE bedroom family home located in the lovely village of Whitwell. Surrounded by a range of essential village amenities close by to include Whitwell Train Station, Medical Centre, Primary schools and local stores with access to major motorway links close by.



Belfmoor Close, Whitwell Entrance Hall

Step inside this lovely home via the front facing entrance door leading in to the hall with stairs leading to the first floor and a central heating radiator, telephone point, broadband inlet and a socket

Lounge/Diner

25' 3" x 10' 2" +recess,to side of chimney (7.70m x 3.10m +recess,to side of chimney)

Spacious lounge dining area with a front facing double glazed bay window, X2 central heating radiators and rear facing french doors opening to the garden.

Kitchen

18' MAX x 6' 8" MAX (5.49m MAX x 2.03m MAX)

Fitted with a range of wall and base units with worksurfaces over incorporating a stainless steel sink and drainer unit, a built in double oven with an additional warming drawer, gas hob, integral slimline dishwasher, plumbing for washing machine, space for under counter fridge and freezer and additional space for upright fridge freezer, rear facing double glazed window and a side facing entrance door.

Landing

With central heating radiator, access to an airing cupboard with hot water storage tank, immersion heater and controls for the heating. The landing gives access to the partially boarded loft with folding ladder and light fitting

Bedroom One

9' 8" up to wardrobe+recess x 8' 8" + door recess (2.95m up to wardrobe+recess x 2.64m + door recess)

Double bedroom with wardrobes fitted to one wall, central heating radiator and two front facing double glazed windows

Bedroom Two

7' 11" +recess x 9' 5" (2.41m +recess x 2.87m)

Double bedroom with a rear facing double glazed window and central heating radiator.

Bedroom Three

9' 5" x 6' 10" (2.87m x 2.08m)

A single room currently utilised as a craft room with a rear facing double glazed window and a central heating radiator

Shower Room

Fitted with a three piece suite comprising a double walk in shower cubicle, WC, wash hand basin, heated towel rail and a side facing double glazed obscure window.

Exterior

To the front of the property we have ample off street parking for up to 5 cars to the front and side with an electric car charging point.

To the rear we have a fenced and enclosed garden with a patio areas, a shed. borders and fences



view this property online williamhbrown.co.uk/Property/WKS115245



welcome to

Belfmoor Close, Whitwell Worksop

- COUNCIL TAX BAND: B & TENURE: FREEHOLD
- THREE BEDROOM DETACHED FAMILY HOME
- AMPLE OFF STREET PARKING TO THE FRONT AND SIDE
- SOUGHT AFTER VILLAGE LOCATION
- WELL PRESENTED AND MAINTAINED THROUGHOUT

Tenure: Freehold EPC Rating: C

Council Tax Band: B

£175,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WKS115245



Property Ref:
WKS115245 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01909 500505



Worksop@williamhbrown.co.uk



80 Bridge Street, WORKSOP, Nottinghamshire,
S80 1JA



williamhbrown.co.uk