



11 BELFMOOR CLOSE

WORKSOP, S80 4NZ

£220,000
FREEHOLD

Offered for sale is this immaculately presented three-bedroom detached home, ideally located in the sought-after village of Whitwell within walking distance of local schools, shops, and picturesque countryside walks. The property boasts a welcoming entrance hall, fitted kitchen, a converted dining room offering versatile use, and a generous living room featuring a stylish modern electric fire. Patio doors provide access into the conservatory, which in turn opens onto the attractive private rear garden.

To the first floor are three well-proportioned bedrooms and a modern family bathroom suite. Externally, the property benefits from a block paved driveway providing off-road parking and a beautifully maintained rear garden with a block paved patio area and steps leading to a mainly laid-to-lawn garden.

**Kendra
Jacob**

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• DETACHED • THREE

BEDROOMS • CONSERVATORY • CONVERTED

DINING ROOM • ATTRACTIVE PRIVATE REAR

GARDEN • BLOCK PAVED

DRIVEWAY • BEAUTIFULLY PRESENTED

THROUGHOUT • DESIRABLE VILLAGE

LOCATION • PERFECT FIRST TIME BUYERS HOME



ENTRANCE LOBBY

Accessed via a side-facing UPVC entrance door, the welcoming hallway features laminate flooring and a useful built-in storage cupboard

KITCHEN

Fitted with a range of wall and base units with complementary work surfaces incorporating a stainless steel sink and drainer. Integrated four-ring gas hob with electric oven, plumbing for a washing machine, power points, central heating radiator, laminate flooring, and a front-facing double glazed window.

LIVING ROOM

A generously sized living area featuring a rear-facing double glazed window and patio doors opening into the conservatory. With laminate flooring, TV point, power points, central heating radiator, and stairs rising to the first floor.

CONSERVATORY

A bright additional living space with laminate flooring, power points, and double glazed French doors opening onto the rear garden.

DINING ROOM

Having a front-facing double glazed window, laminate flooring, central heating radiator, and power points. This versatile room has been converted from the original garage and could be used as a dining room, playroom, home office, or additional reception room.

FIRST FLOOR-LANDING

With side-facing double glazed window, loft access, power points, and a built-in storage cupboard housing the central heating system.

BEDROOM ONE

A spacious double bedroom with a rear-facing double glazed window, central heating radiator and power points.

BEDROOM TWO

With front-facing double glazed window, built-in wardrobe to one side of the wall, laminate flooring, and power points.

BEDROOM THREE

Featuring rear and side-facing double glazed windows, central heating radiator, and power points

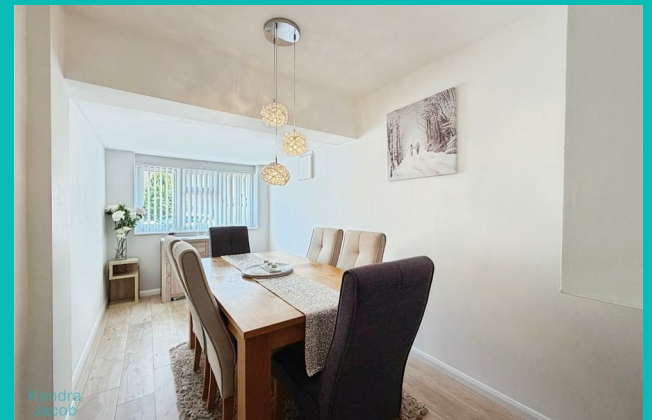
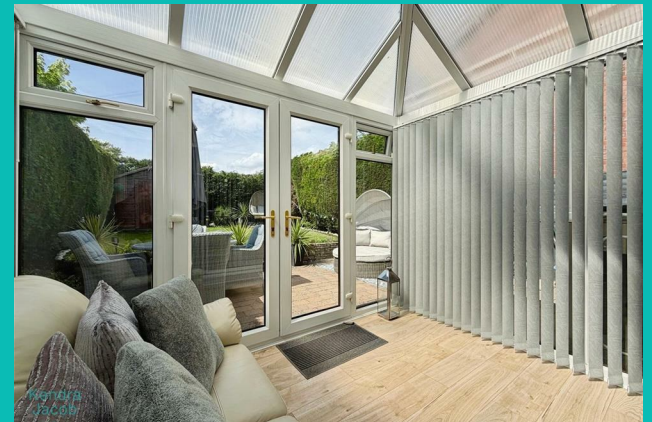
BATHROOM

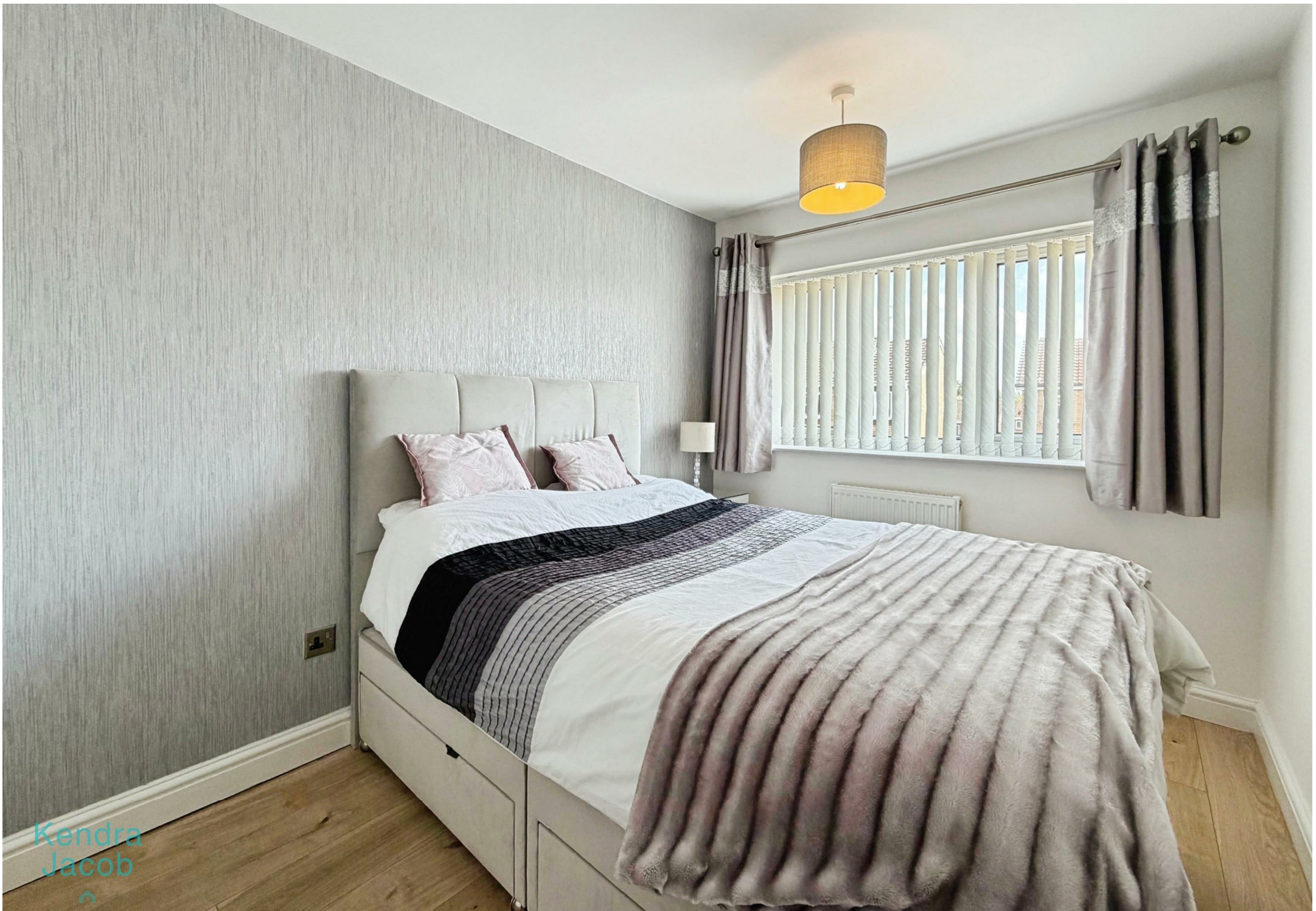
Comprising a panelled bath with rainfall shower over, wash hand vanity unit, low flush WC, chrome towel radiator, laminate flooring, partly tiled walls, and a front-facing obscure double glazed window.

EXTERNAL

A block paved driveway provides off-road parking for two vehicles, outside tap, side access leading to the main entrance door and access to secured gated access leading to the rear of the property which offers a private enclosed garden featuring a block paved patio area with steps leading to an attractive mainly laid-to-lawn garden, mature bushes providing additional privacy, side gated access and a useful storage shed.

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ADDITIONAL INFORMATION

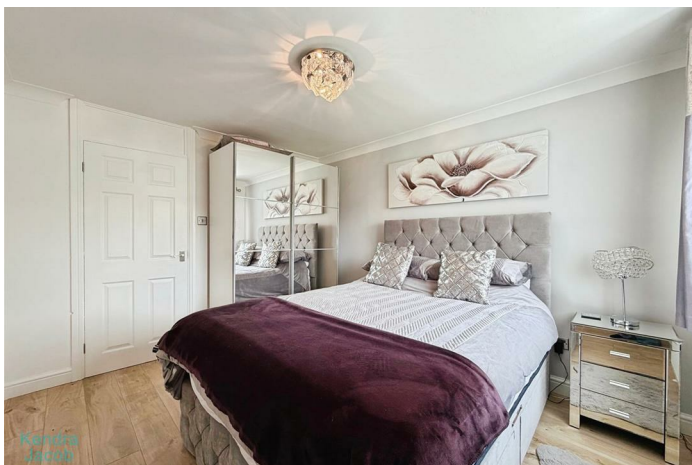
Local Authority – Bolsover

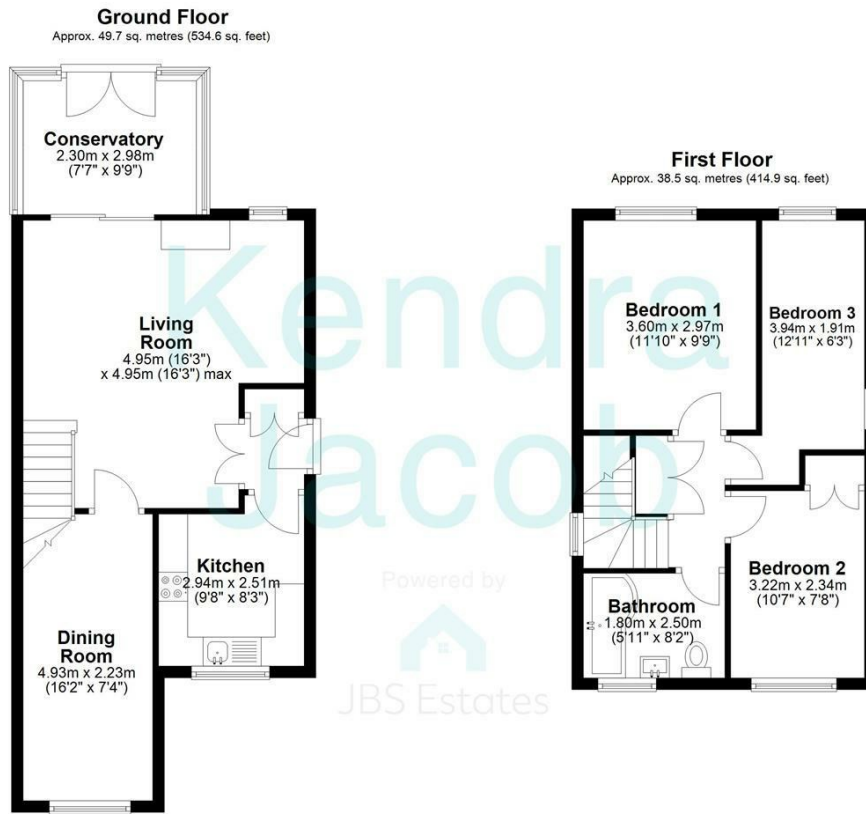
Council Tax – Band B

Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Freehold





Total area: approx. 88.2 sq. metres (949.5 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		
(55-68) D	66	
(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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