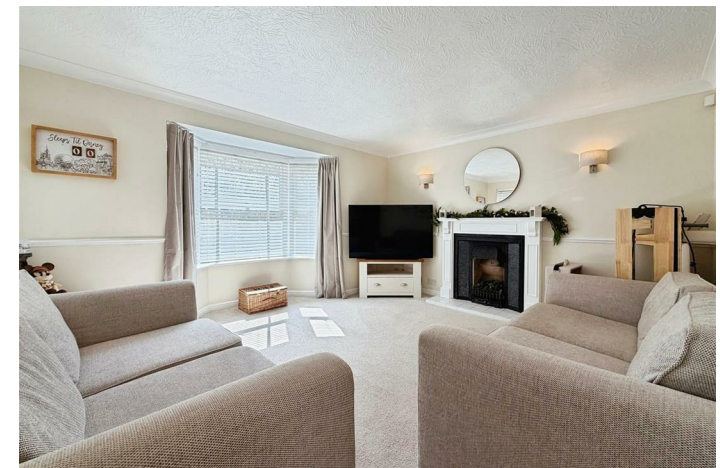




53 LADY WALK WORKSOP, S81 8TA

£310,000
FREEHOLD

Tucked away on a private road, this spacious four-bedroom detached home offers a wonderful combination of comfortable family living, generous outdoor space and a convenient location close to open countryside and local amenities. The property is approached via a driveway providing ample off-road parking and leading to the garage. Stepping inside, the spacious entrance hall provides access to the ground floor, including a convenient downstairs cloakroom, a cosy lounge overlooking the front and a good-sized dining kitchen. The kitchen is fitted with a comprehensive range of wall and base units, together with integrated appliances, and leads through to a useful utility room. To the first floor, the master bedroom benefits from its own en suite shower room, with three further bedrooms and a family bathroom fitted with a three-piece suite and shower over the bath, providing plenty of space for a growing family. Outside, the rear garden is a particularly appealing feature of the property. Fully enclosed and mainly laid to lawn, it also benefits from three separate patio areas, creating plenty of space for outdoor dining, entertaining and relaxing during the warmer months. The property is situated in Worksop, a popular market town in north Nottinghamshire, known as the 'Gateway to the Dukeries'. The area offers a great balance between town and country, with a good range of shops, amenities and leisure facilities close by, while the surrounding countryside provides plenty of opportunities for walking and enjoying the outdoors. Clumber Park, Welbeck and Thoresby are all within the wider Dukeries area, while Sherwood Forest and Creswell Crags are also nearby, offering an excellent choice of places to explore and enjoy. BOOK A VIEWING NOW - DO NOT MISS OUT

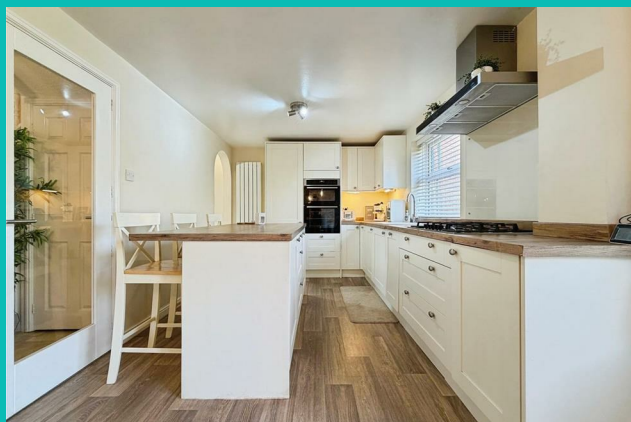
Sue Furniss

Powered by



53 LADY WALK

• Perfect Family Home • Close To Local Amenities • Convenient For The Motorway Network • Tucked Away On This Private Road • Close To Open Countryside • Four Bedrooms Master With En Suite • Superb Dining Kitchen And Utility Room • Downstairs Cloakroom • Garage And Driveway • BOOK A VIEWING NOW - DO NOT MISS OUT



Entrance Hall

A composite front door leads into the spacious hallway, with stairs rising to the first floor, useful understairs storage cupboard, coving to the ceiling and central heating radiator.

Downstairs Cloakroom

Briefly comprising of low flush WC, wash hand basin with storage beneath, window overlooking the front and central heating radiator.

Lounge

Light and airy room having bay window overlooking the front, Adam style fire surround, coving to the ceiling, two windows to the side elevation allowing extra natural light and central heating radiator.

Dining Kitchen

Good sized dining kitchen with a comprehensive range of wall and base units with complimentary work surfaces over. There is a sink with mixer tap, window overlooking the rear, 5 ring gas hob with extractor above, some integrated appliances including oven and fridge freezer, vertical radiator, double doors leading from the entrance hall and patio doors lead out onto the rear garden and patio area. There is an Island in the centre of the kitchen area perfect for spending time with the family having breakfast and morning coffee.

Utility Room

Having plumbing for automatic washing machine, wall and base units with work surfaces over and a door that leads out onto the side and leads to the rear garden. The central heating boiler is also located in the Utility room.

First Floor Landing

Stairs rise to the first floor landing. There is access to the loft space and useful storage cupboard.

Master Bedroom One

With built in wardrobes, half panelled walls, window overlooking the front elevation and central heating radiator.

En Suite Shower Room

Briefly comprising of shower cubicle, wash hand basin and low flush WC. Heated towel rail, fully tiled, mirror and window to the side elevation.

Bedroom Two

With wardrobe, window overlooking the rear and central heating radiator.

Bedroom Three

With useful storage cupboard, window overlooking the rear and central heating radiator.

Bedroom Four

With built in office furniture including desk and fitted drawers, window overlooking the front and central heating radiator.

Family Bathroom

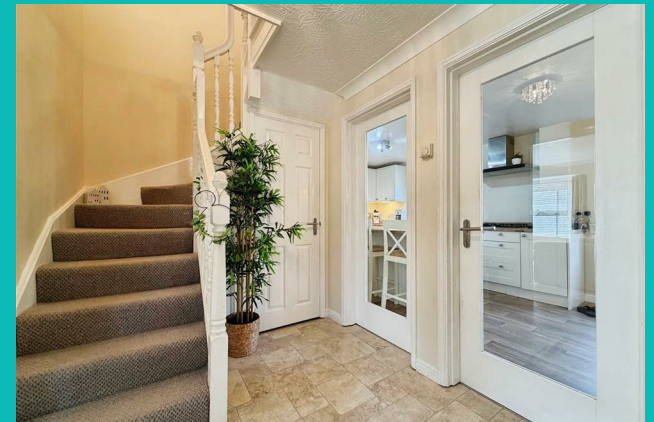
Briefly comprising of panelled bath with shower over, wash hand basin and low flush WC. Window overlooking the rear, partially tiled, shaver point and central heating radiator.

Outside

To the front of the property is a driveway providing off road parking. The driveway leads to the garage which has

up and over door. There is access to the side of the property and leads onto the rear garden. The rear garden is mainly laid to lawn but has three patio areas which are perfect for entertaining, relaxing and enjoying your morning coffee. Fully enclosed having some trees and plants.

53 LADY WALK





53 LADY WALK

ADDITIONAL INFORMATION

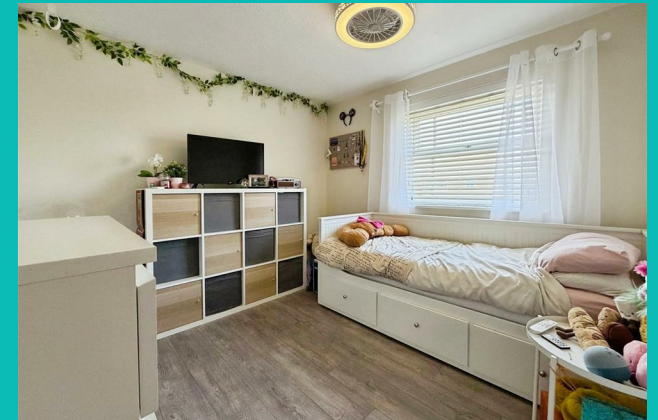
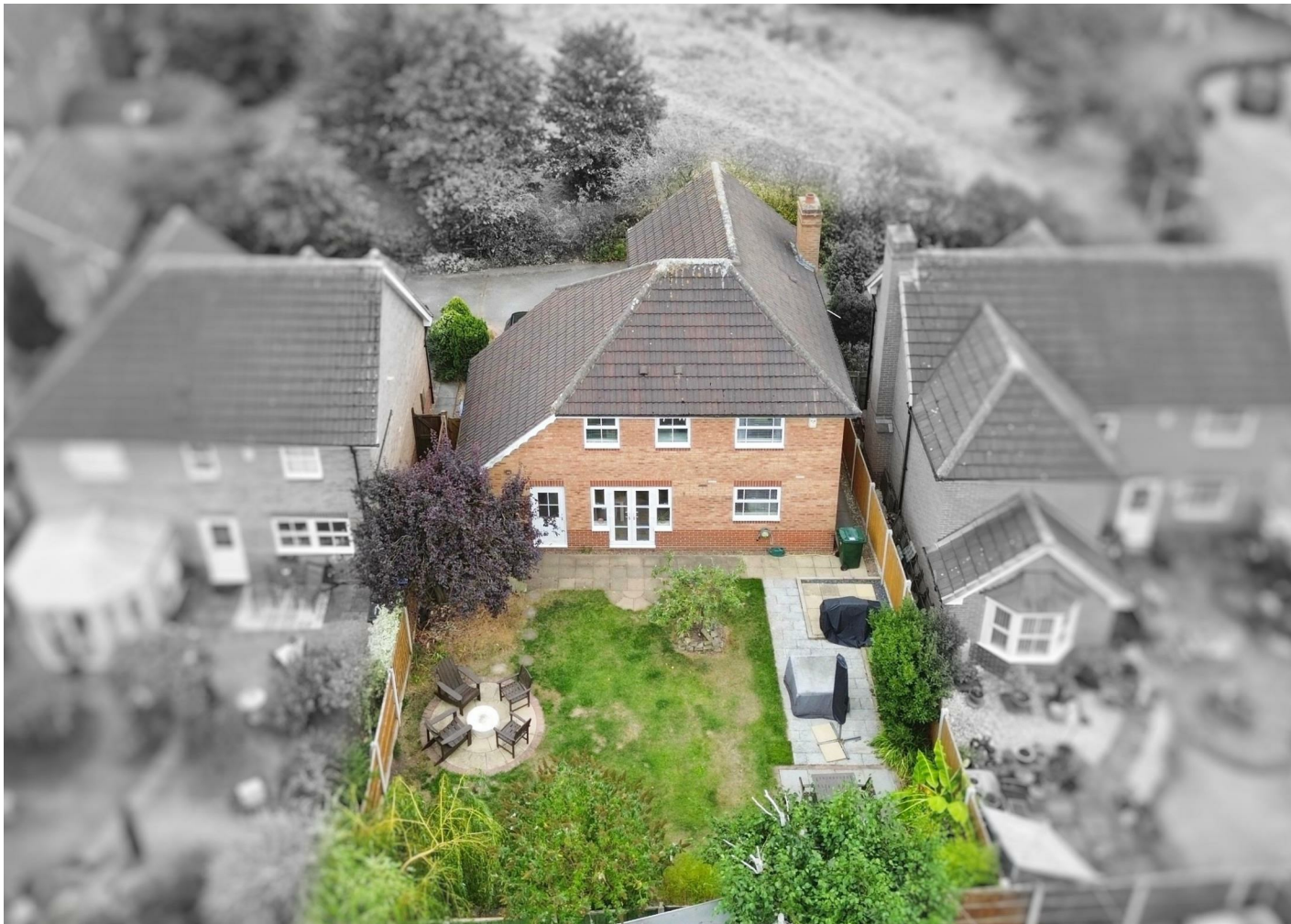
Local Authority – Bassetlaw District Council

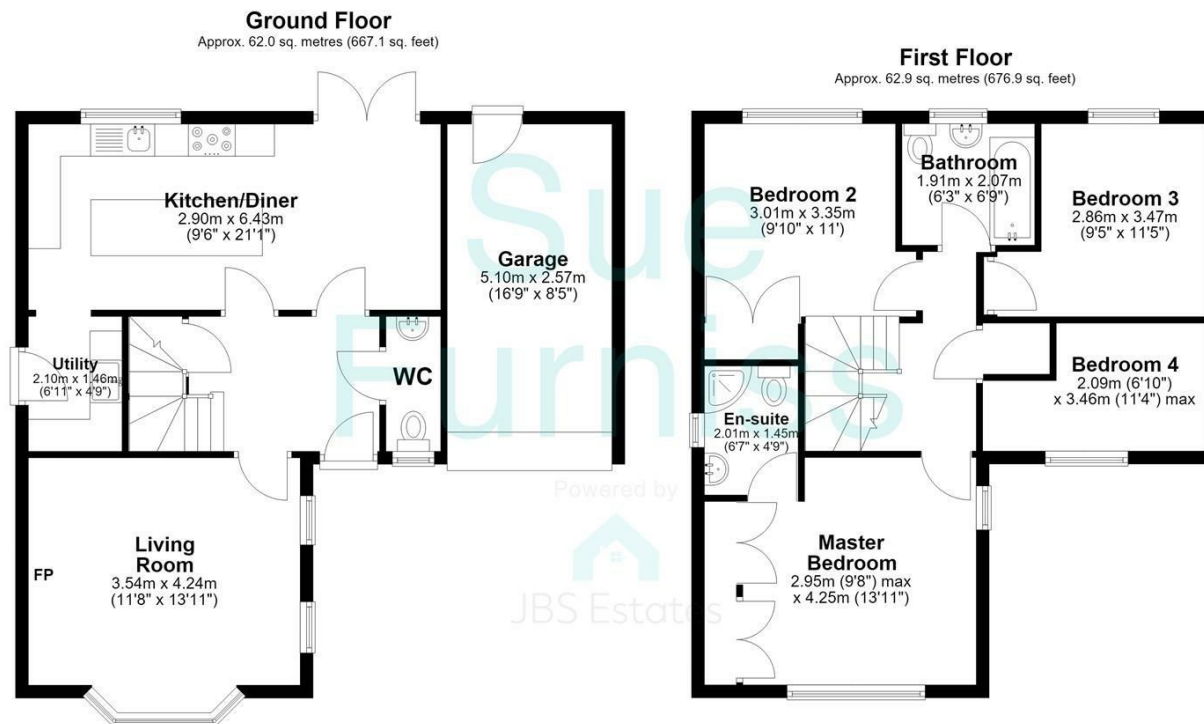
Council Tax – Band D

Viewings – By Appointment Only

Floor Area – 1344.00 sq ft

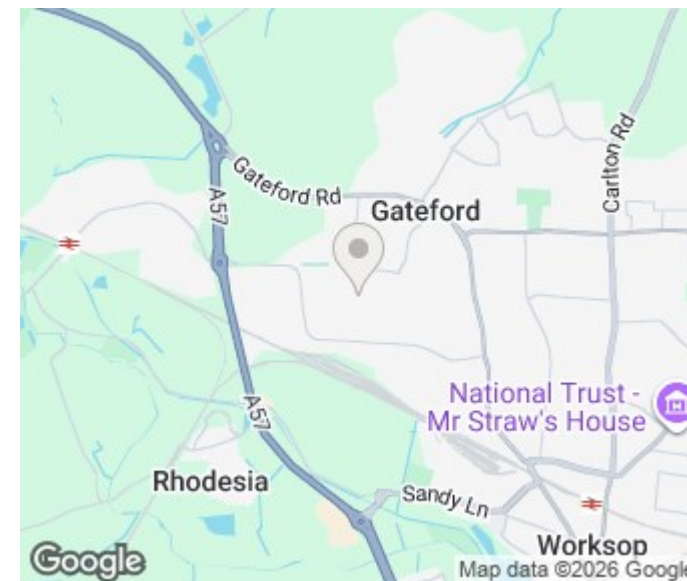
Tenure – Freehold





Total area: approx. 124.9 sq. metres (1344.0 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		
(69-80) C		79
(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

Sue Furniss JBS Estates
Six Oaks Grove
Retford
DN220RJ

01145506066
suefurniss@jbs-estates.com

Sue
Furniss

Powered by
JBS Estates