

# MELLOR & BEER

## ESTATE AGENTS

51 Bridge Street, Worksop, Notts. S80 1DA

### 1 Ash Close, Worksop



- Sought After Residential Cul-De-Sac Location
- Generous Lounge with Twin Feature Bow Windows
- Modern Gas Combi Central Heating and Cavity Wall Insulation
- Master Bedroom with Private En Suite Shower Room
- Private, Westerly Facing Rear Garden with Covered Patio
- Detached Garage with Powered Remote Access Door

Occupying a prime position within a quiet cul-de-sac just off Rowan Crescent, this well-maintained detached residence offers comfortable and spacious living in a highly regarded area. The property is ideally situated for easy access to Worksop town centre, St Anne's Church, and a variety of local amenities. The home features modern comforts including a gas combi central heating system (serviced by a Worcester boiler), UPVC double glazing with matching soffits and fascia's, and cavity wall insulation for improved energy efficiency. The exterior is equally impressive, boasting a beautifully manicured front garden, a private driveway and a secluded westerly-facing rear garden

£ 285,000

# 1 Ash Close, Worksop, S80 1BJ

## Side Entrance Hall Entrance

Via a UPVC double-glazed door, featuring ceramic tiled flooring and a practical mirror-fronted cloaks cupboard with hanging rail and shelving.

## Lounge – 21'11" x 10'10" (6.68m x 3.30m)

An expansive full-width reception room flooded with light via twin bow windows. Features a central fireplace with a decorative surround, raised hearth, and inset real-flame gas fire. Finished with twin ceiling roses, coved ceilings, a dado rail and twin radiators with decorative covers.



## WC / Former Bathroom

Currently remodelled as a fully tiled cloakroom featuring a low-flush WC and a wash hand basin set within a vanity unit. Includes a large double storage cupboard. **Note:** Previous plumbing remains in situ, allowing for straightforward conversion back to a full bathroom or shower room if desired.



## Kitchen – 11'3" x 9'5" (3.43m x 2.87m)

Comprehensively fitted with a range of cream-fronted base, drawer, and high-level units, including a built-in wine rack. Complementary work surfaces house a 121 bowl stainless steel sink. Integrated appliances include an electric oven, 4-ring electric hob, and extractor fan. Finished with ceramic tiled flooring, plumbing for a washing machine, and a side access door. Inner Hall with a useful fitted storage cupboard.



### **Master Bedroom – 10'10" x 10'11" (3.30m x 3.33m)**

A well-appointed double room with an extensive range of fitted wardrobes, drawers, and high-level storage cupboards.



En-Suite Shower Room Fully tiled and fitted with a modern white suite comprising a low-flush WC, vanity wash hand basin, and a full-width walk-in shower with a glazed screen, mixer shower and features inset ceiling lighting.



### **Bedroom Two – 10'11" x 9'7" (3.33m x 2.92m)**

A second double bedroom featuring fitted wardrobes, drawers, and high-level cupboards, with a central heating radiator and fitted cover.



### **Outside**

Gardens the front features a neat lawn and well-stocked borders with manicured shrubbery. To the rear is a highly private, westerly-facing garden featuring a lawn, beech hedging, and a covered patio area—ideal for outdoor entertaining. The garden also includes two timber sheds (both with power and light) and gated side access.



### **Garage & Parking – 21'3" x 8'8" (6.48m x 2.64m)**

A tarmac driveway provides ample off-road parking and leads to the larger-than-average garage. The garage features a powered remote up-and-over door, internal power and light, and houses the Worcester gas combi boiler.

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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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