



**Moses View, Shireoaks Worksop S81 8NH**



**welcome to**

**Moses View, Shireoaks Workso**

A Beautifully presented FOUR bedroom DETACHED home in Shireoaks, featuring an executive kitchen, spacious lounge, conservatory, en-suite, balcony, and maintained rear garden. Close to amenities, woodland walks, and excellent transport links.



## **Moses View, Shireoaks**

### **Entrance Hall**

Welcome into this lovely home through the front facing entrance door, opening into a welcoming hallway complete with a staircase leading to the first floor.

### **Cloakroom**

A sleek and modern cloakroom featuring a WC and wash hand basin, complemented by fully tiled walls and flooring, with the added comfort of underfloor heating.

### **Lounge**

16' 8" into bay x 13' 4" ( 5.08m into bay x 4.06m )

A spacious and beautifully presented lounge, boasting a front facing double glazed bay window with bespoke shutters, a central heating radiator, and a charming gas fireplace creating a cosy focal point.

### **Kitchen**

24' 4" x 10' 8" ( 7.42m x 3.25m )

An impressive executive kitchen and dining space, fitted with a contemporary range of wall and base units with luxurious quartz work surfaces. Highlights include an inset sink, integrated appliances such as a microwave, twin ovens, dishwasher, wine cooler, and fridge freezer. The central island provides additional functionality and style. The space is finished with quartz tiled flooring and underfloor heating, a vertical radiator, a rear facing entrance door to the garden, rear facing french doors opening to the conservatory, and a rear facing double glazed window with shutters for natural light and privacy.

### **Conservatory**

11' 8" x 11' 1" ( 3.56m x 3.38m )

A bright and versatile conservatory with rear and side facing double glazed windows, side French doors opening on to the garden, and a central heating radiator.

### **Laundry Room**

8' 8" x 7' 4" ( 2.64m x 2.24m )

Practical and well equipped, the laundry room

includes fitted base units with a sink and drainer, space for a washing machine, and a central heating radiator.

### **Landing**

Side facing double glazed window with integrated blinds, access to the loft with a ladder.

### **Bedroom One**

11' 6" x 12' 9" ( 3.51m x 3.89m )

A generously sized double bedroom featuring a front facing double glazed window with integrated blinds, stylish paneled walls, and double built in wardrobes offering ample storage.

### **En-Suite**

Modern and well appointed, the en-suite includes a three piece suite comprising a walk in shower, WC, and wash hand basin. Finished with tiled walls, a front facing double glazed window with integrated blinds and under tile heating.

### **Bedroom Two**

9' x 11' 9" ( 2.74m x 3.58m )

A comfortable double bedroom complete with built in wardrobes, a rear facing double glazed window, and a central heating radiator.

### **Bedroom Three**

Spacious and filled with natural light, this double bedroom features a front facing double glazed window, a central heating radiator, built in cupboard, and stylish bi-fold doors with integrated blinds that open onto a balcony.

### **Balcony**

A balcony access from bedroom three, providing a tranquil outdoor space to relax and enjoy the surrounding views.

### **Bedroom Four**

7' 5" x 9' 2" ( 2.26m x 2.79m )

A versatile fourth bedroom with a rear facing double glazed window and central heating radiator, ideal as a bedroom, home office, or nursery.

### **Bathroom**

Luxuriously fitted with a four piece suite including a walk in shower cubicle, a freestanding roll top bath, WC, and wash hand basin. The room is complemented by a central heating radiator, a rear facing obscure double glazed window with built in blinds for privacy, and under tile heating.

### **Garage**

9' 5" x 8' 11" ( 2.87m x 2.72m )

Partially converted garage for practical use, the front section remains a functional garage space, while the rear has been transformed into a convenient laundry area.

### **Exterior**

To the front of the property, a resin driveway and footpath provide a clean, low maintenance approach to the garage and main entrance. To the rear, enjoy a private, fenced garden featuring a well maintained lawn and a stylish resin seating area, perfect for outdoor entertaining or relaxing.



**view this property online** [williamhbrown.co.uk/Property/WKS115283](http://williamhbrown.co.uk/Property/WKS115283)



**welcome to**

## **Moses View, Shireoaks Workso**

- PRIME VILLAGE LOCATION NEAR WOODLAND WALKS AND TRANSPORT LINKS & AMENITIES
- TUCKED AWAY IN A CUL-DE-SAC LOCATION
- EXECUTIVE KITCHEN WITH GRANITE WORKTOPS AND INTEGRATED APPLIANCES
- FOUR SPACIOUS BEDROOMS INCLUDING EN-SUITE AND BALCONY
- MODERN CONSERVATORY OFFERING ADDITIONAL LIVING AND ENTERTAINING SPACE

Tenure: Freehold EPC Rating: B  
Council Tax Band: D



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WKS115283](http://williamhbrown.co.uk/Property/WKS115283)



Property Ref:  
WKS115283 - 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**



[Workso@williamhbrown.co.uk](mailto:Workso@williamhbrown.co.uk)



80 Bridge Street, WORKSOP, Nottinghamshire,  
S80 1JA



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**