



## 21 Franklin Crescent, Whitwell, Worksop S80 4PT

**Asking price £185,000**

Beautifully modernised and thoughtfully presented, this attractive three-bedroom semi-detached home sits proudly on a generous corner plot with elevated views across the surrounding area. The current owners have undertaken an extensive programme of improvements including a full rewire, newly fitted boiler, contemporary bathroom, replastered walls, redecorated interiors, and upgraded loft insulation—creating a home that is both stylish and energy-efficient.

The property enjoys spacious living accommodation with a bright bay-fronted lounge and a generous kitchen/diner that opens directly onto the landscaped gardens. Externally, the wraparound plot offers excellent outdoor space with multiple seating areas, lawns, and far-reaching views, making it ideal for families, gardeners or those who enjoy entertaining. With on-street parking available and the benefit of a ready-to-move-into finish, this home represents a wonderful opportunity for buyers seeking comfort, quality and space.

- Three-Bedroom Semi-Detached Home
- Fully Rewired Throughout
- Spacious Kitchen/Diner
- Large Corner Plot With Landscaped Gardens
- Recently Installed Boiler
- On-Street Parking Available
- Elevated Views Across The Surrounding Area
- Contemporary Newly Fitted Bathroom

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## Ground Floor

### Entrance Hall

A stylish and welcoming entrance to the home, featuring real oak flooring that immediately sets a high-quality tone. The recently installed oak staircase with modern glass inserts creates an impressive focal point, enhancing the sense of light and openness. This elegant hall provides access to the principal ground-floor rooms.

### Lounge

A warm and welcoming space positioned at the front of the home, featuring a generous bay window that floods the room with natural light. The exposed wooden ceiling beams add subtle character while the fresh décor enhances the room's modern feel. Spacious and inviting, it provides a comfortable setting for everyday relaxation and entertaining.

### Kitchen/Dining Room

Set to the rear, this impressive open-plan space is perfect for family dining and social occasions. Fitted with a range of units and ample worktop space, it easily accommodates freestanding appliances and a dining area. Large windows and patio doors frame the elevated views and open directly onto the garden, creating a lovely indoor-outdoor flow.

## First Floor

### Bedroom One

A well-sized double bedroom overlooking the front of the property. The décor is clean and calming, with replastered walls and a bright aspect that adds to the sense of space. Ideal as the main bedroom with plenty of room for wardrobes and storage.

### Bedroom Two

A generous second double bedroom enjoying views across the rear garden and beyond. The stylish grey tones and natural light make this an appealing and versatile room.

### Bedroom Three

A bright single bedroom that works perfectly as a home office, nursery or dressing room. Its fresh décor and elevated outlook make it a practical and pleasant additional space.

### Family Bathroom

Recently fitted and finished to a contemporary standard, the bathroom features a freestanding bath, a sleek walk-in shower, modern tiling and quality fixtures. The design creates a calm and luxurious spa-like atmosphere.

## Outside

### Rear Elevation

Occupying a substantial corner plot, the property benefits from wraparound landscaped gardens offering lawns, planted borders, seating terraces and a recently installed Indian Stone patio area. The raised position provides open views and ensures the garden enjoys plenty of natural light throughout the day—perfect for entertaining, gardening or simply relaxing outdoors.

### Front Elevation

On-street parking is available to the front of the property, with easy access to the entrance and garden.



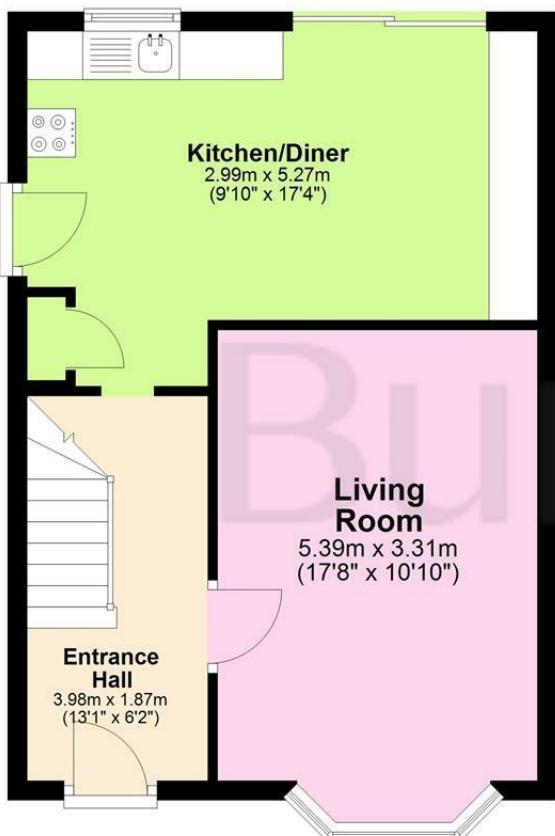


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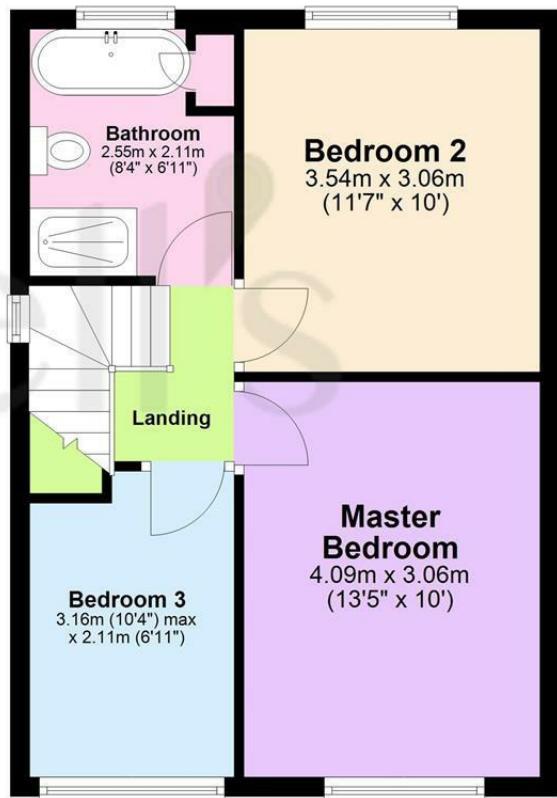
## Ground Floor

Approx. 40.8 sq. metres (438.8 sq. feet)



## First Floor

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	72	78

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC	72	78



Important Notice: Prospective purchasers should note that these sales particulars have been prepared in good faith to give a fair overall view of the property and NOT as a statement of fact. Burrell's Estate Agents have not checked any services, appliances, equipment or facilities mentioned within these particulars and therefore cannot confirm them to be in working order. These sales particulars, including the description, photos and floorplans, are for guidance only and do not constitute part of an offer or contract.

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