



william
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for sale
WORKSOP
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Belle-Va-Dere Queens Road, Hodthorpe WORKSOP S80 4UT

william
h brown

welcome to

Belle-Va-Dere Queens Road, Hodthorpe WORKSOP

A well presented three bedroom home offering spacious accommodation, two bathrooms, a generous kitchen diner and an enclosed rear garden, located in Hodthorpe close to local amenities and countryside walks.



Queens Road, Hodthorpe Lounge

A bright and welcoming reception room featuring a front facing double glazed window and a central heating radiator.

Kitchen/Diner

A spacious and well appointed kitchen diner fitted with a range of wall and base units with complementary work surfaces incorporating a sink and drainer. The kitchen benefits from an integrated oven with hob and dishwasher, while the dining area offers ample space for family dining. Further features include two central heating radiators, rear and side facing double glazed windows and rear patio doors opening directly onto the garden.

Utility Room

A useful additional space housing the boiler and plumbing for washing machine with space for dryer and a freezer.

Shower Room

Fitted with a modern three piece suite comprising a shower cubicle, WC and wash hand basin, complemented by a central heating radiator.

Landing

Providing access to the first floor accommodation

Bedroom One

A well proportioned double bedroom with fitted wardrobes, a front facing double glazed window and a central heating radiator.

Bedroom Two

A spacious double bedroom featuring a rear facing double glazed window and a central heating radiator.

Bedroom Three

A versatile third bedroom with a front facing double glazed window and central heating radiator, ideal as a children's room, guest bedroom or home office.

Bathroom

A generous family bathroom fitted with a four piece suite comprising a bath, separate shower cubicle, WC, and wash hand basin. The room further benefits from a central heating radiator, a side facing double glazed window and a rear facing double glazed window.

Exterior

To the front a driveway providing off street parking and a lawn area fenced to the side and walled to the front.

To the rear of the property is an enclosed garden mainly laid to lawn with a paved patio seating area.



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welcome to

Belle-Va-Dere Queens Road, Hodthorpe WORKSOP

- Well presented three bedroom family home
- Popular village location in Hodthorpe
- Generous kitchen diner with integrated appliances
- Ground floor shower room and first floor bathroom
- Enclosed rear garden with lawn and paved seating areas

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: C

guide price

£190 000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
WKS115657 - 0002

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.



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