



9 Two Acres Blyth, Worksop, S81
8DS



£475,000

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Key Features

- FOUR BEDROOMS
- SELF CONTAINED ANNEX
- QUIET CUL-DE-SAC
- SOUGHT AFTER VILLAGE LOCATION
- SPACIOUS LOUNGE
- KITCHEN DINER / LOUNGE
- EPC RATING C
- FREEHOLD



 NEWTON
FALLOWELL





Nestled on the desirable Two Acres in Blyth, this substantial property offers a unique blend of spacious living within the main house and the added versatility of a self-contained annex. The main residence boasts characterful features including wooden flooring throughout the principal rooms and a welcoming lounge with log-burning fire that flows seamlessly into a bright conservatory overlooking the rear garden. In the main part of the house you'll find three well-proportioned bedrooms, a family bathroom, and an ensuite serving the main bedroom. In a separate annex, you'll find a fourth bedroom with ensuite and lounge. Outside, the expansive grounds on Two Acres provide a true sense of privacy and include a large decking area perfect for entertaining, well-maintained gardens, and a charming garden office, creating an idyllic retreat within a sought-after location.

Hallway

Wooden flooring and Victorian style radiator. Double glazed front door with obscure glass within to the right aspect.

Dining Area 2.88m x 3.23m (9'5" x 10'7")

Continuation of wooden flooring, Victorian style radiator.

Sitting Area 2.06m x 5.49m (6'10" x 18'0")

Continuation of wooden flooring, Victorian style radiator. Double glazed floor to ceiling windows facing the rear aspect, Double doors leading to decking and garden.



Kitchen 3.26m x 3.04m (10'8" x 10'0")

Floor-mounted cupboards and floor-to-ceiling storage cupboards, wood effect countertops, sink with drainer and mixer tap, tiled flooring, four ring gas hob, double gas oven, integrated dishwasher and integrated fridge freezer. Access to annex.

Lounge 6.22m x 4.3m (20'5" x 14'1")

Continuation of wooden flooring throughout, double glazed window to the right aspect, two Victorian style radiator, multi-fuel Valiant burner leading into conservatory with double glazed windows to three aspects and French doors leading to the rear garden.

Conservatory

Victorian style radiator, double glaze glass to three aspects and double doors leading to garden.

Bedroom One 3.47m x 3.28m (11'5" x 10'10")

Single panel radiator, continuation of wooden flooring, double glazed window to the front aspect, and TV point.

Bedroom One Ensuite

Dual flush WC, wall-mounted heated towel rail, wash hand basin on a vanity unit with mixer tap, walk-in shower with wall-mounted shower controls and overhead shower head.

Bedroom Two 3.47m x 3.24m (11'5" x 10'7")

Double glazed window to the front aspect, TV point, single panel radiator, continuation of wood flooring, fitted wardrobe storage.

Bedroom Three 3.39m x 2.69m (11'1" x 8'10")

Double glazed window to the right aspect, single panel radiator, continuation of flooring throughout, and floor-to-ceiling fitted storage.





Bathroom $2.64m \times 1.64m$ (8'8" x 5'5")

Corner bath with mixer tap, tiled flooring, shaving point, wash basin on a pedestal, towel rail, single flush WC.

Sitting Room (Annex) $2.9m \times 2.7m$ (9'6" x 8'11")

Double glazed window to the front aspect, oak flooring throughout, double panel radiator, TV point.

Bedroom (Annex) $2.4m \times 2.7m$ (7'11" x 8'11")

Double glazed window to the left aspect, continuation of oak flooring, double panel radiator.

Ensuite (Annex) $1.69m \times 1.2m$ (5'6" x 3'11")

Walk-in shower with retractable door, wall-mounted shower controls and shower unit, dual flush WC, wash hand basin mounted on a vanity unit with mixer tap and wall-mounted heated towel rail.

Front of Property

Driveway leading up to the front of the property and a path leading to the right aspect of the front door.

Rear Property

Large decking area for entertaining, lawned area, garden is private and enclosed, patio area, views over fields and garden office.

Garden Office $4.1m \times 2.54m$ (13'6" x 8'4")

Solid flooring with double glazed windows and sliding door, power and light.

Disclaimer

Every care has been taken with the preparation of these Particulars but complete accuracy cannot



be guaranteed, If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. The floor plan shown in these particulars is for illustrative purposes only and should not be interpreted as a scaled drawing. Any site measurements given are subject to site survey.

Services

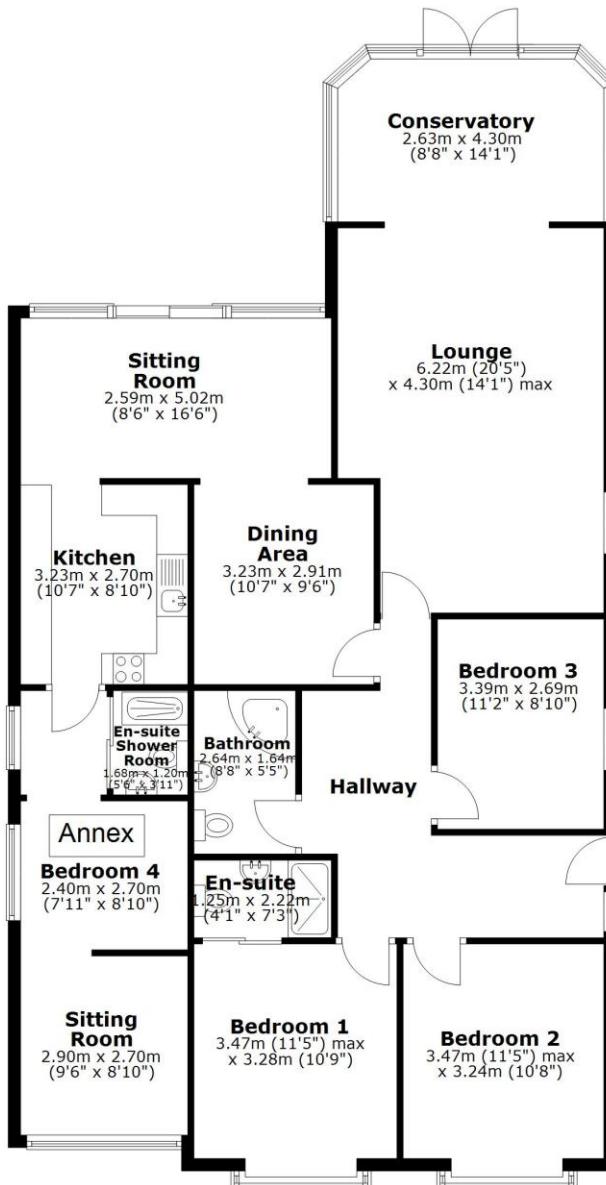
We wish to advise prospective purchasers that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective purchasers to commission their own survey or service reports before finalising their offer to purchase.



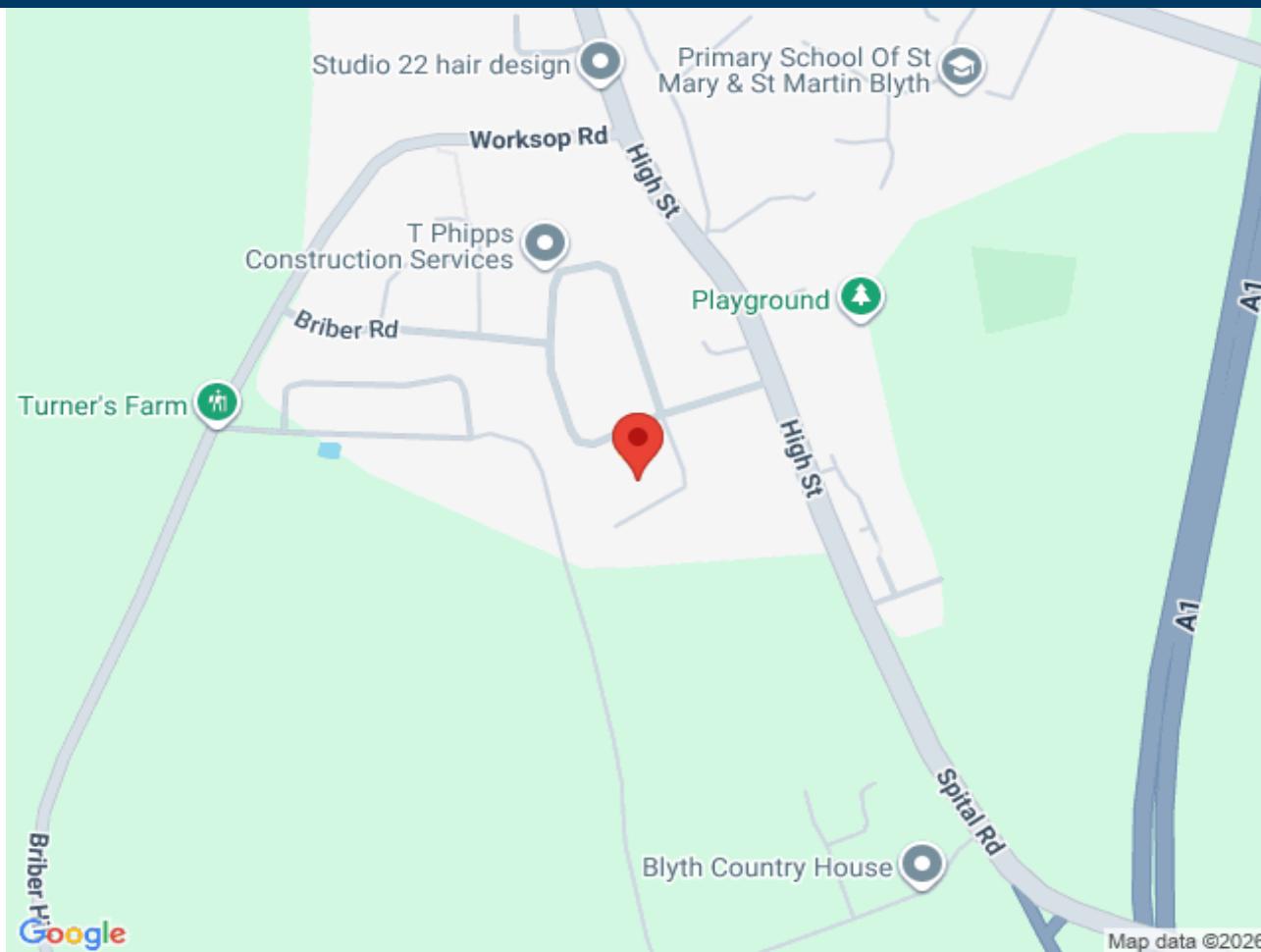


Ground Floor

Approx. 145.2 sq. metres (1562.5 sq. feet)



Total area: approx. 145.2 sq. metres (1562.5 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	84 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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