



9 HARVEST CLOSE WORKSOP, S81 0UN

**£225,000
FREEHOLD**

GUIDE PRICE £225,000- £235,000

This well-maintained four-bedroom detached family home is tucked away at the bottom of a quiet cul-de-sac in the highly sought-after Thievesdale area of Worksop. Offering generous living accommodation throughout, the property features an inviting entrance hall, spacious open-plan living/dining room, kitchen with adjoining utility, downstairs WC, four well-proportioned bedrooms and a family bathroom. Outside, there is a lawned front garden with driveway parking, garage and an attractive enclosed rear garden with seating areas and a pond.

While the property has been carefully looked after, it is in need of some updating, presenting an excellent opportunity for buyers to modernise to their own taste. Priced to sell, and ideally located close to local shops, schools and amenities, this home represents superb value in a desirable residential location.

**Kendra
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9 HARVEST CLOSE

• ***GUIDE PRICE £245,000 - £255,000*** • Four-bedroom detached family home in a sought-after Thievesdale cul-de-sac • Well-maintained property offering generous living space • Spacious open-plan living/dining room • Kitchen with adjoining utility room • Four well-proportioned bedrooms and a family bathroom • Attractive enclosed rear garden with seating areas and pond • Quiet, tucked-away position at the bottom of the road • In need of updating, offering excellent potential • Priced to sell and close to local shops, schools and amenities



ENTRANCE PORCH

A contemporary UPVC double-glazed front door opens into the entrance porch, featuring front and side facing UPVC double-glazed windows, modern click-laminate tile flooring and wall lighting. A further front-facing door leads through to the hallway.

ENTRANCE HALLWAY

A welcoming hallway with ceiling coving, a central heating radiator and decorative dado rail. Doors provide access to the downstairs WC and the open-plan living/dining room.

DOWNSTAIRS WC

Fitted with a low-flush WC and a vanity hand wash basin with tiled splashback, along with ceiling coving, a central heating radiator and tile-effect flooring.

OPEN PLAN LIVING DINING ROOM

A generous and light-filled living/dining space with front facing UPVC double-glazed windows and rear facing French doors opening onto the garden. The room features ceiling coving, a dado rail and two central heating radiators. A contemporary fireplace with a gas coal-effect fire forms the focal point. A door leads into the kitchen, and a straight staircase rises to the first floor.

KITCHEN

Fitted with a range of modern wall and base units with complementary work surfaces, including a sink with mixer tap. There is space for freestanding appliances such as an electric cooker and fridge. The walls are fully tiled, with tiled flooring, a central heating radiator, a rear facing

UPVC double-glazed window and a door leading into the utility room.

UTILITY ROOM

Offering a base unit with sink, plumbing for a washing machine and space for additional appliances. The room is partly tiled, with tiled flooring and a side facing UPVC double-glazed window.

FIRST FLOOR LANDING

Doors lead to four bedrooms, with access to the loft.

MASTER BEDROOM

A spacious main bedroom with a rear facing UPVC double-glazed window, central heating radiator and fitted mirrored wardrobes.

BEDROOM TWO

A second double bedroom with a front facing UPVC double-glazed window, central heating radiator and fitted mirrored wardrobes.

BEDROOM THREE

A further double bedroom with a rear facing UPVC double-glazed window, central heating radiator and a useful cylinder/storage cupboard.

BEDROOM FOUR

A well-proportioned fourth bedroom with a front facing UPVC double-glazed window and central heating radiator.

FAMILY BATHROOM

A modern three-piece suite comprising a panelled bath with overhead electric shower, pedestal wash basin and

low-flush WC. Fully tiled walls, a central heating radiator and a side facing obscure UPVC double-glazed window complete the room.

EXTERIOR

To the front is an open-plan garden laid mainly to lawn, with a block-paved driveway providing parking for one vehicle, along with gated side access. The rear of the property features an attractive, fully enclosed garden with lawn, low-maintenance planted borders, paved seating areas, a garden pond, outdoor lighting and a water tap.

AGENTS NOTE

The property is fitted with solar panels which are own outright by the vendors.

GARAGE

A single garage with an up and over door, rear entrance door, power and light.

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ADDITIONAL INFORMATION

Local Authority – Bassetlaw

Council Tax – Band D

Viewings – By Appointment Only

Floor Area – 1213.00 sq ft

Tenure – Freehold





Total area: approx. 112.7 sq. metres (1213.0 sq. feet)

The floorplans provided are for illustrative purposes only and may not represent the exact scale, dimensions, or specifications of the property. Measurements are approximate and should not be relied upon for any legal or financial decisions. It is the responsibility of the buyer, tenant, or their representatives to verify the accuracy of the details provided herein. For exact measurements, professional advice, or any other clarifications, please consult a licensed surveyor or property expert.

Plan produced using PlanUp.



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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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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