11 WHEAT CROFT

WORKSOP, S81 0UW

£240,000

FREEHOLD

**** GUIDE PRICE £240,000- £250,0000****

An immaculately presented three-bedroom detached family home, tucked away in the corner of a quiet cul-de-sac within this highly sought-after residential location. Ideally positioned close to excellent local schools, shops and everyday amenities, this superb property offers stylish and spacious accommodation throughout.

Beautifully maintained and tastefully decorated, the accommodation briefly comprises a welcoming entrance hallway, downstairs cloakroom, generous living room, contemporary fitted kitchen, dining room with patio doors opening onto the garden, and a practical utility room with access to the integral garage. To the first floor are three well-proportioned bedrooms and a luxurious family bathroom finished to a high standard.

Externally, the property benefits from a low-maintenance frontage with driveway parking for two vehicles and an integral garage. To the rear is an attractive, well-maintained garden featuring a paved patio seating area, ideal for outdoor entertaining, together with a lawn and established borders.

Offering the perfect blend of comfort, style and practicality, this exceptional family home is sure to appeal to a wide range of buyers and early viewing is highly recommended.

Kendra Jacob

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• **** GUIDE PRICE £240,000- £250,0000**** • Immaculately presented three-bedroom detached family home • Tucked away in the corner of a quiet cul-de-sac • Highly sought-after residential location • Close to local shops, schools and amenities • Spacious living room and contemporary fitted kitchen • Dining room with patio doors opening onto the garden • Practical utility room and integral garage • Luxurious family bathroom and downstairs cloakroom • Driveway parking and attractive rear garden ideal for entertaining

ENTRANCE HALLWAY

A welcoming entrance hallway accessed via a contemporary composite front door. Doors lead to the downstairs cloakroom and the spacious living room.

DOWNSTAIRS CLOAK ROOM

Fitted with a modern white suite comprising a low-level WC and a compact wash hand basin with tiled splashback. Features include a central heating radiator, vinyl flooring and a front-facing obscure UPVC double-glazed window.

LIVING ROOM

A beautifully presented and generously proportioned living room, stylishly decorated and filled with natural light from the front-facing UPVC double-glazed window. Further benefits include two central heating radiators, decorative coving to the ceiling and an open spindle staircase rising to the first-floor landing. A door leads through to the kitchen and dining area.

KITCHEN

The contemporary kitchen is fitted with a range of wall and base units complemented by work surfaces incorporating a sink unit with mixer tap. Integrated appliances include an electric double oven and ceramic hob with extractor canopy above. The room is partially tiled and benefits from a central heating radiator, decorative coving and a rear-facing UPVC double-glazed window. Attractive herringbone-effect vinyl flooring flows seamlessly through into the dining area, while a door provides access to the utility room.

DINING ROOM

A bright and inviting dining space featuring rear-facing UPVC double-glazed patio doors opening onto the garden's paved seating area. Additional features include a central heating radiator, coving to the ceiling and an attractive decorative archway.

UTILITY ROOM

A practical and well-equipped utility room fitted with a range of wall and base units, complementary work surfaces and a sink unit with mixer tap. There is space for a range of freestanding appliances, including a washing machine and fridge freezer. Further features include partial wall tiling, a wall-mounted combination boiler, central heating radiator, herringbone-effect vinyl flooring, a rear-facing UPVC double-glazed window and an external door providing direct access to the garden. A further door leads into the integral garage.

INTEGRAL GARAGE

The integral garage benefits from power, lighting and an up-and-over door.

FIRST FLOOR LANDING

A bright and airy landing featuring a side-facing UPVC double-glazed window, decorative coving, spindle balustrade, airing cupboard, loft access hatch and doors leading to three well-proportioned bedrooms and the family bathroom.

MASTER BEDROOM

A beautifully presented principal bedroom featuring a

front-facing UPVC double-glazed window, central heating radiator, decorative coving and a stylish dado rail.

BEDROOM TWO

A spacious and attractive double bedroom with a rear-facing UPVC double-glazed window, central heating radiator, decorative coving and laminate wood flooring.

BEDROOM THREE

Currently utilised as a dressing room, this versatile third bedroom features a front-facing UPVC double-glazed window and central heating radiator.

FAMILY BATHROOM

A luxurious and contemporary family bathroom fitted with a stylish white suite comprising an L-shaped bath with electric shower over and glazed shower screen, vanity wash hand basin and concealed-cistern WC. The room is fully tiled and further enhanced by a heated towel rail, recessed ceiling spotlights, extractor fan, laminate-effect flooring and a rear-facing obscure UPVC double-glazed window.

EXTERIOR

To the front of the property is a low-maintenance pebbled garden together with a driveway providing off-road parking for two vehicles and access to the integral garage. A side gate leads to the rear garden.

The attractive rear garden has been thoughtfully landscaped and is predominantly laid to lawn, complemented by well-stocked borders and a paved patio seating area, creating the perfect space for outdoor dining and entertaining. External lighting and an outside water tap complete this delightful outdoor setting.

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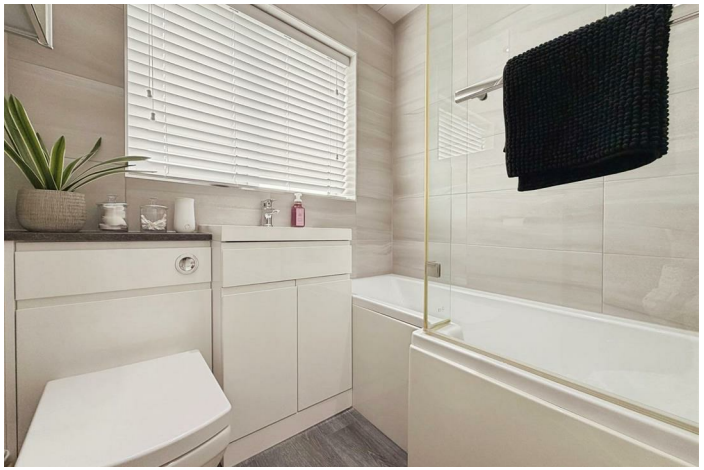

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ADDITIONAL INFORMATION

Local Authority – Bassetlaw

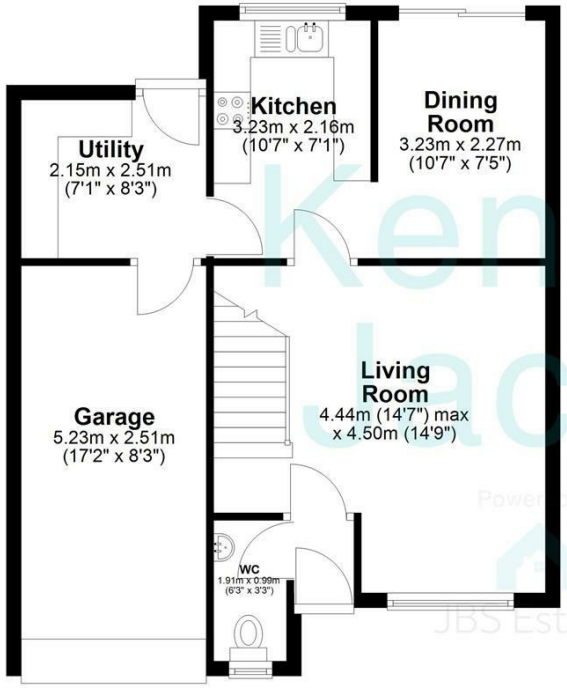
Council Tax – Band C

Viewings – By Appointment Only

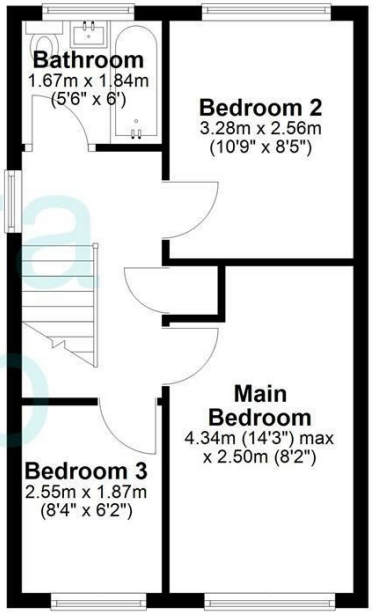
Floor Area – 969.50 sq ft

Tenure – Freehold

Ground Floor
Approx. 55.5 sq. metres (597.8 sq. feet)



First Floor
Approx. 34.5 sq. metres (371.7 sq. feet)



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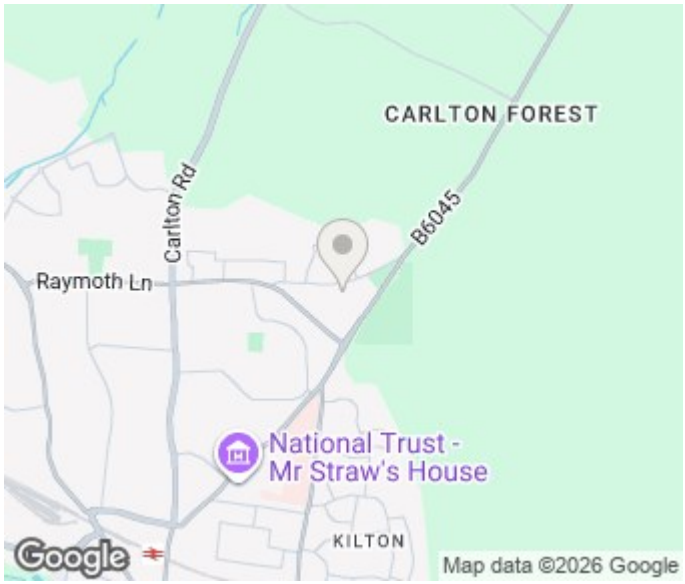
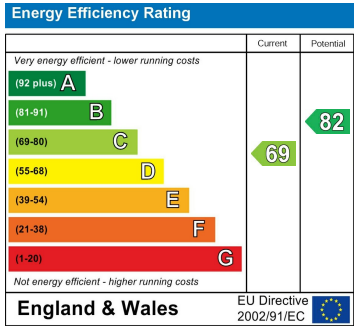
Total area: approx. 90.1 sq. metres (969.5 sq. feet)

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.





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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