

# MELLOR & BEER

## ESTATE AGENTS

51 Bridge Street, Worksop, Notts. S80 1DA

### 47 Curzon Drive, Worksop



- **Detached Bungalow Occupying an Excellent Plot in a Highly Sought After Residential Location**
  - **Westerly Facing Rear Garden Offering a Pleasant and Sunny Aspect**
  - **Air Source Heat Pump Recently Installed For Modern Energy Efficiency**
    - **New Fitted Radiators Throughout the Property**
    - **Ample Parking With Driveway, Carport and Garage**
  - **Low Maintenance Gardens Featuring Artificial Grass to the Front and Rear**
- **Flexible Accommodation Which May Lend Itself to Being Remodelled to Suit Requirements**

Mellor and Beer are delighted to offer this detached bungalow, perfectly situated in a prime residential spot that really does offer the best of both worlds. The property sits on a notably pleasant plot, featuring a westerly-facing rear garden that is ideal for those who enjoy the afternoon and evening sun. A significant highlight is the recent upgrade to an air source heat pump system, complete with newly fitted central heating radiators throughout, ensuring the home is as efficient as it is comfortable. The living space is generously proportioned, particularly the lounge and dining area which opens directly onto the garden through twin sliding doors. The kitchen is smartly finished with high-gloss units and a full range of integrated appliances, while the outside space has been thoughtfully designed for low maintenance with artificial turf and a large greenhouse. With a versatile layout that offers great potential for remodelling, this is a fantastic opportunity to secure a well-located home in a quiet, sought-after position.

£ 265,000

# 47 Curzon Drive, Worksop, Notts, S81 0LW

## Entrance Hall

A spacious entrance hallway entered via a UPVC double glazed entrance door, featuring a central heating radiator and a large walk-in storage cupboard with shelving.

## Lounge/Dining Room

**6.12m x 4.34m (20'1" x 14'3") Plus 3.15m x 2.67m (10'4" x 8'9")**

A generously sized room with a coved ceiling and three central heating radiators. It features an electric fireplace with an inset electric live flame fire. Twin sliding patio doors overlook and lead to the westerly-facing rear garden.



## Kitchen

**3.45m x 2.82m (11'4" x 9'3")**

Fitted with an extensive range of attractive high-gloss grey units including base, drawer, and high-level cupboards with complementary work surfaces. Integrated appliances include a double electric oven, a 4-ring gas hob with an extractor canopy, a fridge and a freezer. The room has tiled splashbacks, a panelled ceiling with inset lighting and a cupboard housing the pressurised hot water tank and plumbing for a washing machine.



## Bedroom One

**3.66m x 3.05m (12'0" x 10'0")**

Featuring a range of fitted wardrobes and high-level cupboards, coved ceiling, and a central heating radiator.



## Bedroom Two 3.05m x 2.11m (10'0" x 6'11")

With a range of fitted furniture including three double wardrobes, high-level cupboards, and drawers. Includes a coved ceiling and a central heating radiator.



## Wet Room/Shower Room

Fully tiled walls and aqua board ceiling, featuring a WC, wash hand basin, and a shower area with a glass screen and a central heating radiator.



## Outside

The front features an artificial grass lawn and a block-paved driveway leading to a Car Port and Garage (6.17m x 2.67m / 20' 3" x 8' 9") with an up-and-over door and a uPVC rear courtesy door. The enclosed rear garden is westerly facing, with an extensive paved patio, decorative railings, and a gate leading to a lower garden area with artificial grass, well-stocked borders, a large greenhouse and a garden shed.



**Total Internal Area:** 83 sqm / 893 sqft

**Council Tax Band:** [Not Specified]

**EPC Rating:** D

**Tenure:** Freehold

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We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The potential buyer is advised to obtain verification from their solicitor, surveyor or professional advisors.

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