



Arthur Short Close, Whitwell, Worksop, Nottinghamshire S80 4SJ

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Offers In The Region Of £200,000

P I N E W O O D



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Offers In The Region Of £200,000

**3 bedrooms
1 bathrooms
1 receptions**

- ****NO CHAIN****
- 1 modern bathroom
- Cosy reception room
- Semi-detached house
 - Built in 1970
 - Located in Whitwell
- Close to Worksop amenities
- Quiet cul-de-sac location
 - 3 spacious bedrooms
- Freehold - Council Tax Band: B



Within in the charming area of Worksp, a delightful semi-detached house on Arthur Short Close offers a perfect blend of comfort and convenience. Built in 1970, the property boasts a warm and inviting atmosphere, making it an ideal family home.

Upon entering, you will find a spacious reception room that serves as a wonderful space for relaxation and entertaining guests. The room is filled with natural light, creating a welcoming environment for family gatherings or quiet evenings in. The house features three well-proportioned bedrooms, providing ample space for family members or guests. Each bedroom offers a peaceful retreat, ensuring restful nights and rejuvenating mornings.

The property includes a well-appointed bathroom, designed for both functionality and comfort. It caters to the needs of a modern family while maintaining a classic charm.

Outside, the house benefits from parking for two vehicles, a valuable feature in this desirable location. The surrounding area is known for its friendly community and convenient access to local amenities, making it an excellent choice for those seeking a balanced lifestyle.

In summary, this semi-detached house on Arthur Short Close presents a wonderful opportunity for anyone looking to settle in a lovely part of Worksp. With its spacious living areas, three bedrooms, and convenient parking, it is a property that truly deserves your attention.

Contact Pinewood Properties for more information or to book a viewing!

Hallway

A welcoming entrance hall greets you with neutral carpeting and a convenient coat hanging area. The stairs lead up to the first floor, with doors providing access to the lounge and kitchen.

Lounge

10'5" x 12'8" (3.17m x 3.85m)

The lounge is a comfortably sized room featuring a large window that fills the space with natural light. It is carpeted throughout and includes a charming electric stove set within a fireplace alcove. The room flows seamlessly into the dining room, creating a pleasant area for relaxing and entertaining.

Dining Room

9'3" x 9'9" (2.81m x 2.98m)

Adjacent to the lounge, the dining room is a cosy space for meals and family gatherings. It features a large window draped with curtains and ceiling spotlighting. The room is carpeted and comfortably fits a dining table and chairs, with neutral decor providing a calm ambiance.

Kitchen

9'3" x 10'11" (2.81m x 3.32m)

The kitchen offers a practical layout with ample storage provided by light wood cabinets and dark work surfaces. It is fitted with essential appliances including an electric oven and space for a washing machine. Multiple windows provide natural light, and a door leads out to the rear garden. The floor is covered with easy to maintain vinyl flooring, and the room feels fresh and functional.

Bedroom 1

10'4" x 12'10" (3.16m x 3.91m)

Bedroom 1 is a spacious double room with a large window that fills the space with natural light. It features neutral carpeting and a mix of painted and patterned wallpaper walls. The room also easily accommodates a double bed and additional furniture and furnishings.

Bedroom 2

10'4" x 12'4" (3.16m x 3.75m)

Bedroom 2 is another generously sized double room with a bright, airy feel thanks to a large window. The room is carpeted and neutrally decorated, providing a versatile space for bedroom furniture and storage.

Bedroom 3

12'2" x 8'0" (3.70m x 2.45m)

Bedroom 3 is a smaller single room featuring a window with vertical blinds. The room is carpeted and currently arranged with minimal furniture, suitable for use as a child's bedroom or a study.

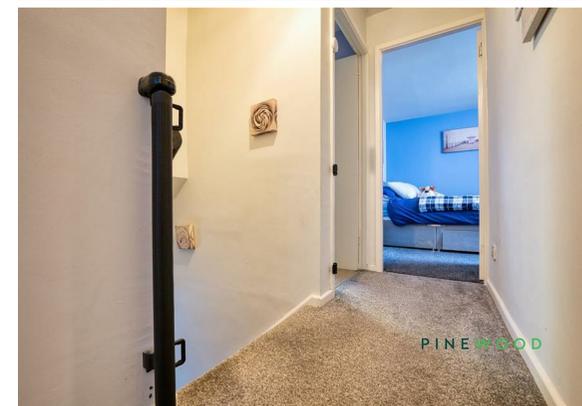
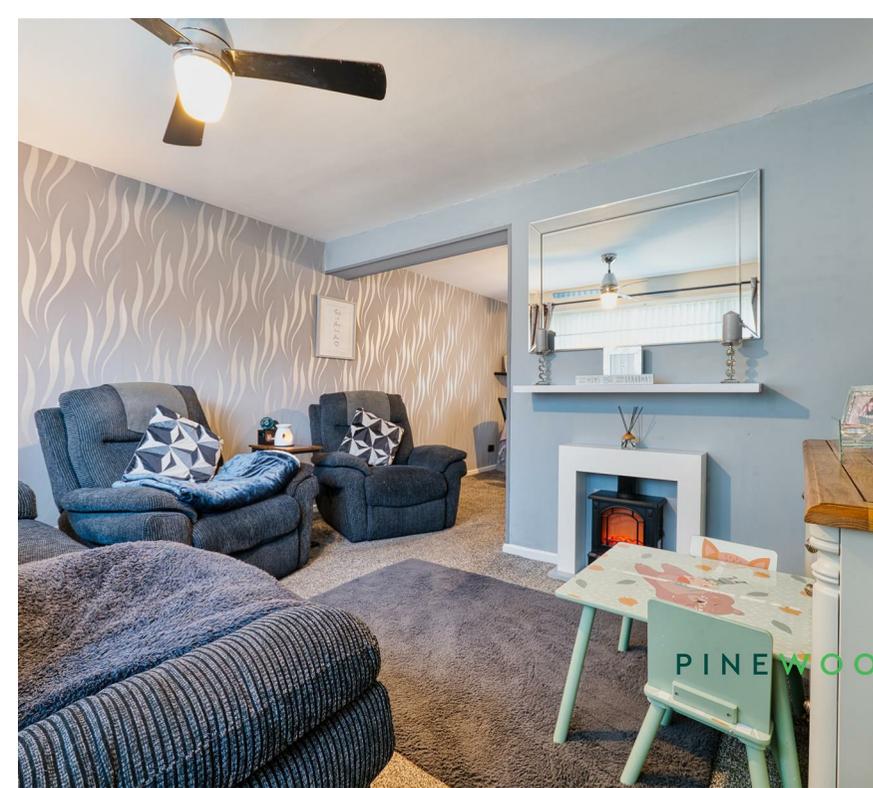
Bathroom

5'6" x 6'7" (1.68m x 2.00m)

The bathroom is fitted with a modern white suite including a curved bath with overhead shower, a vanity unit with a wash basin, and a toilet. There is a frosted window providing natural light and ventilation, with light neutral tiling and flooring creating a fresh, clean feel.

Rear Garden

The rear garden offers a private outdoor space with a paved patio area ideal for dining and relaxing. Beyond the patio, the garden extends with a neatly kept lawn bordered by mature hedging and fencing, providing a tranquil setting. There is a garden shed for storage, and the area is well-suited for family activities or quiet enjoyment.



GENERAL INFORMATION

EPC: TDC
 Council Tax Band: B
 Total Floor Area: 810 sq. ft. Approx
 uPVC Double Glazing
 Gas Central Heating

DISCLAIMER

These particulars do not constitute part or all of an offer or contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there are any points which are of particular importance to you, please check with the office and we will be pleased to check the position.

Reservation Agreement

The Reservation Agreement is our unique Reservation process which provides a commitment to the terms agreed by the Buyers and the Sellers, that Gazeal guarantees, so both parties can proceed in the safest way possible. This ensures a fair and efficient process for all involved, offering protection against anyone who may not be truly committed.

We now offer a higher level of certainty to you if selling or buying through Pinewood, by offering a Reservation Agreement before we remove a property from the market. Once your sale or purchase is agreed you will be offered to reserve which will protect you from Gazumping/Gazundering, etc.

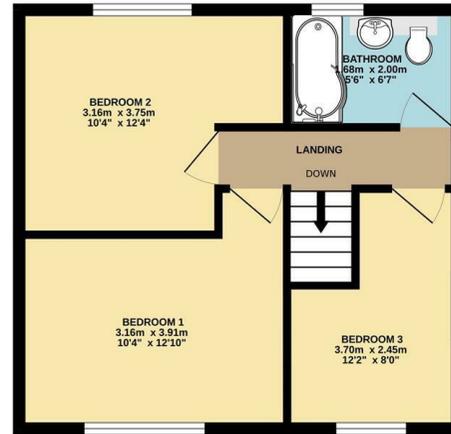
The Vendor/Buyer pays a small reservation fee to guarantee a meaningful financial commitment between each party to move forward with confidence that the property is reserved within an agreed timescale.

Our system stops either party just walking away or attempting to renegotiate the price after an offer is accepted. If either party withdraw and break the agreement then the innocent party is entitled to a compensation payment which Gazeal guarantee. This gives both parties security and peace of mind that the sale is secure and means that you reduce the risk of fall throughs.

GROUND FLOOR
 37.6 sq.m. (405 sq.ft.) approx.

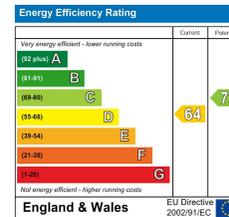


1ST FLOOR
 37.6 sq.m. (405 sq.ft.) approx.



TOTAL FLOOR AREA : 75.3 sq.m. (810 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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