



32 BEAUFORT WAY WORKSOP, S81 7NF

£200,000
FREEHOLD

****GUIDE PRICE £200,000 - £205,000****

A stylish and well-presented three-bedroom semi-detached family home, offering spacious and versatile accommodation throughout. The property features a generous open-plan living and dining room with a contemporary feature media wall, a modern fitted kitchen and a versatile conservatory, currently utilised as a snug. To the first floor are three well-proportioned bedrooms and a family bathroom. Externally, the property benefits from ample off-road parking, a single garage and an attractive, low-maintenance rear garden with paved patio seating areas, ideal for relaxing and entertaining. Situated in a much sought-after location, the property is conveniently positioned close to local shops, schools and amenities, together with excellent transport links to the A1 and M1 motorways, making it an ideal choice for families and commuters alike.

**Kendra
Jacob**

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32 BEAUFORT WAY

- ****GUIDE PRICE £200,000 - £205,000****
- * Beautiful 3 bedroom semi detached family home, situated in a much sought-after location
- * Spacious open-plan living and dining room
- * Contemporary feature media wall with electric fire
- * Modern fitted kitchen with integrated oven and hob
- * Versatile conservatory currently used as a snug
- * Three well-proportioned bedrooms
- * Driveway providing off-road parking for several vehicles
- * Single garage and attractive low-maintenance rear garden
- * Convenient for local shops, schools, amenities and A1/M1 motorway links



ENTRANCE HALLWAY

A welcoming entrance hallway featuring a front-facing composite entrance door, creating an inviting first impression. A further door leads through to the spacious open-plan living and dining room.

OPEN PLAN LIVING DINING ROOM

An attractive and generously proportioned reception space, thoughtfully arranged to accommodate both relaxing and entertaining. The living area features a front-facing UPVC double-glazed square bow window, allowing natural light to flow throughout the room. Additional features include decorative coving, dado rail detailing, a central heating radiator and recessed ceiling spotlights. The focal point is a stylish feature media wall incorporating a log-burning-effect electric fire, complemented by a tiled hearth and inset detailing.

The dining area continues the room's appealing character, with decorative coving, dado rail detailing and a central heating radiator. Doors provide access to the kitchen and conservatory, creating a practical and sociable layout.

CONSERVATORY

A versatile additional reception space, currently utilised as a comfortable snug, offering an ideal spot to relax and unwind. The conservatory benefits from UPVC double-glazed windows, laminate wood-effect flooring, recessed ceiling spotlights, insulated roof and a central heating radiator for added comfort. Side-facing UPVC double-glazed French doors open directly onto the paved patio seating area, creating a pleasant connection between the indoor and outdoor spaces.

KITCHEN

A modern fitted kitchen comprising a range of wall and base units complemented by coordinating work surfaces, incorporating a stainless-steel sink with mixer tap. Cooking facilities include a fitted fan-assisted electric oven, a four-ring hob and an extractor hood positioned above. There is additional space for freestanding appliances, including a fridge freezer and washing machine.

Further features include partially tiled walls, attractive tile-effect laminate click flooring, a central heating radiator and a wall-mounted boiler concealed behind a matching cupboard front. A rear-facing UPVC double-glazed window provides natural light, while an external door offers convenient access to the rear garden.

FIRST FLOOR LANDING

The first-floor landing features attractive spindle balustrades, a central heating radiator and an access hatch to the loft space. Doors lead to three well-proportioned bedrooms and the family bathroom.

MASTER BEDROOM

An attractive and generously sized principal bedroom featuring a front-facing UPVC double-glazed window, central heating radiator and an extensive range of fitted wardrobes spanning one wall, providing excellent built-in storage.

BEDROOM TWO

A well-proportioned second double bedroom featuring a rear-facing UPVC double-glazed window and central heating radiator, with ample space for freestanding bedroom furniture.

BEDROOM THREE

A versatile third bedroom featuring a front-facing UPVC double-glazed window and central heating radiator. The room offers flexibility for use as a bedroom, home office or dressing room, depending on individual requirements.

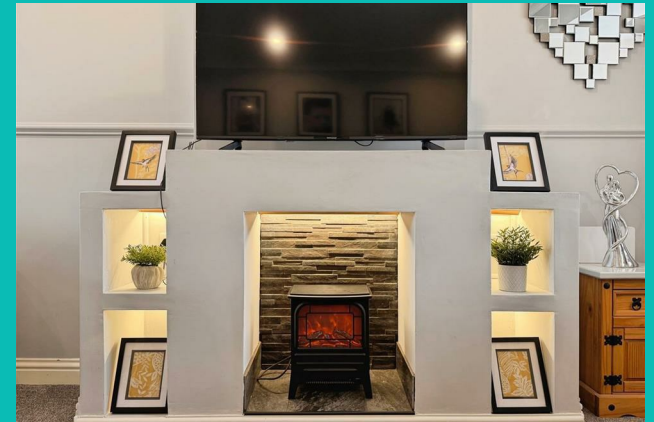
FAMILY BATHROOM

The family bathroom is fitted with a contemporary-style three-piece white suite comprising a panelled bath with an overhead mains-fed waterfall shower and glass shower screen, a wash hand basin and a low-flush WC. The room benefits from fully tiled walls, laminate wood-effect flooring, a rear-facing obscure UPVC double-glazed window and a useful built-in storage cupboard housing the hot water cylinder.

EXTERIOR

To the front of the property, a generous driveway provides off-road parking for several vehicles and leads to a single garage, fitted with an up-and-over door, power and lighting. Gated access leads through to the rear garden. The rear garden has been designed with ease of maintenance in mind, featuring two paved patio seating areas ideal for outdoor dining and entertaining, complemented by artificial lawn and raised flowerbeds. Further benefits include a garden shed, outside lighting and an external water tap, creating a practical and appealing outdoor space to enjoy throughout the year.

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ADDITIONAL INFORMATION

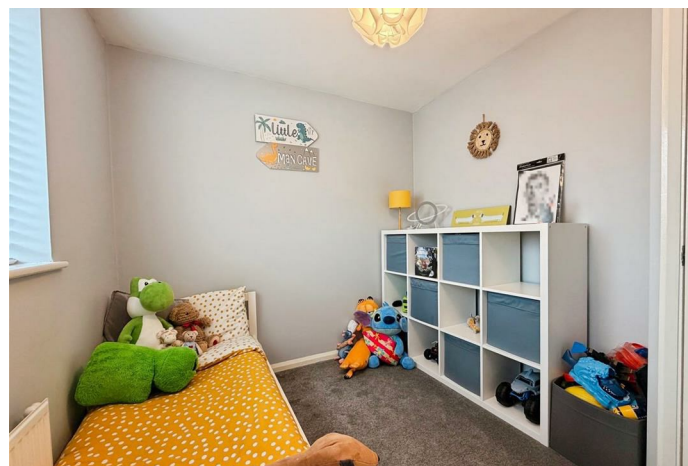
Local Authority – Bassetlaw

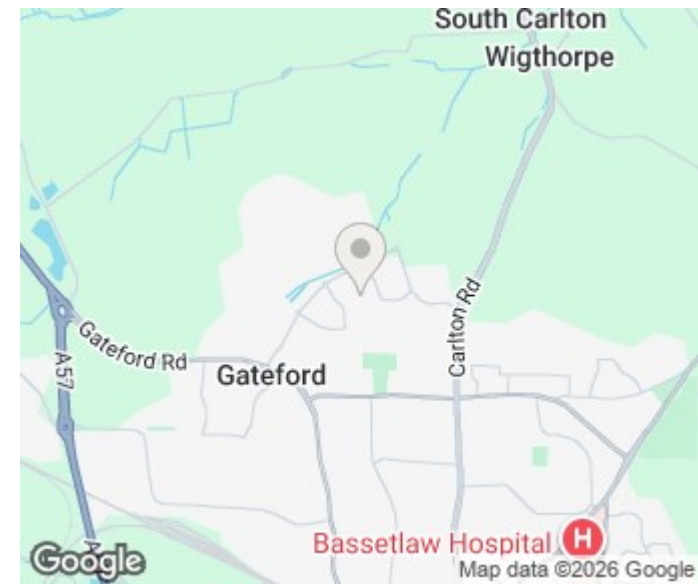
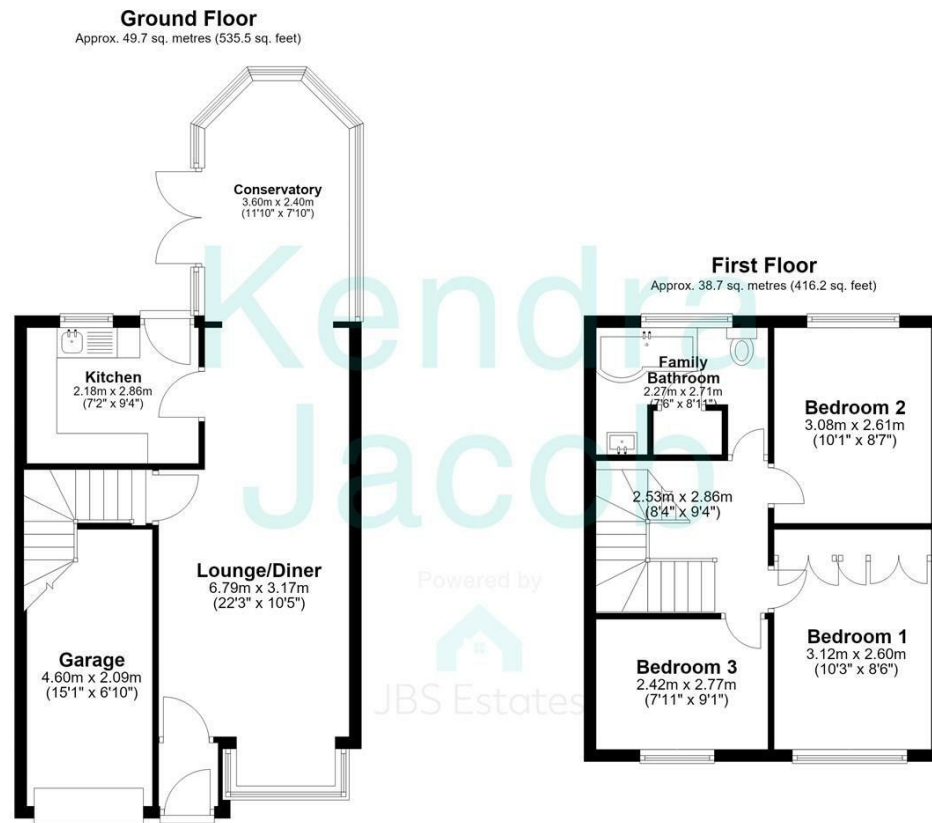
Council Tax – Band B

Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	64	
(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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