MELLOR & BEER
Estate Agents

51 Bridge Street, Worksop, Notts. S80 1DA

6 Sunnymede, Worksop, Notts



• Two Well Proportioned First Floor Bedrooms
• Fitted Dining Kitchen with Integrated Lamona Oven and Gas Hob
• Spacious Lounge with Open Archway Access
•Fully Tiled Bathroom Suite with Separate WC
• Gas Fired Central Heating and UPVC Double Glazing
• Enclosed Rear Garden Laid Principally to Lawn

Mellor & Beer are pleased to present this two bedroom home situated on Sunnymede, Worksop. Offering a practical internal arrangement, the ground floor accommodation commences with an entrance porch and welcoming inner hall leading through to a well proportioned lounge and a generous dining kitchen is equipped with contemporary white units, contrasting work surfaces, and integrated cooking appliances, with sliding patio doors providing direct access to the garden.

The first floor features a central landing with built-in storage and access to the gas fired central heating boiler. There are two bedrooms, a fully tiled bathroom suite fitted with an over bath mixer shower, and an adjoining separate WC. Externally, the property benefits from an enclosed rear garden laid principally to lawn.

The property enjoys a location that offers easy access to a wide range of local amenities which include Bassetlaw hospital, local schools, local shops and Kilton course

£ 125,000

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Ground Floor

Entrance Porch

UPVC double glazed front entrance door, open storage area.

Inner Hallway

UPVC double glazed front entrance door, stairs rising to the first floor, under stairs storage cupboard, additional useful side store cupboard, coved ceiling.

Lounge 4.93m x 3.47m (16'2" x 11'5")

Coved ceiling, central heating radiator.



Dining Kitchen 5.34m x 2.63m (17'6" x 8'8")

Fitted with a range of base, drawer, and high level cupboard units finished in white with brushed steel handles, contrasting work surfaces, inset stainless steel sink unit with mixer tap, stainless steel splashbacks, built in Lamona electric oven, four ring gas hob, stainless steel extractor fan, plumbing for an automatic washing machine, fitted storage cupboard, UPVC double glazed sliding patio doors leading to the rear garden, central heating radiator.





First Floor

Landing

Loft access hatch, coved ceiling, built in storage cupboard, built in cupboard housing the gas fired central heating boiler.

Bedroom 1 3.92m x 3.56m (12'10" x 11'8")

Central heating radiator.



Bedroom 2 3.53m x 2.74m (11'7" x 9'0")

Central heating radiator.



Bathroom

Fully tiled walls, panelled bath with mixer tap shower attachment and glazed shower screen, pedestal wash hand basin, stainless steel towel rail.



Separate WC

Low flush WC.

Outside

Rear Garden

Enclosed garden area laid to lawn.





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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