

# MELLOR & BEER

## ESTATE AGENTS

51 Bridge Street, Worksop, Notts. S80 1DA

### 4 Willow Close Worksop



- Popular residential area
- Extended 2 bedroomed detached bungalow
- Established gardens south Facing rear garden
  - Driveway & Garage
- Walking distance of local amenities

Extended detached two-bedroom bungalow close to Worksop town centre. Lounge with gas fire open to an enlarged dining room, fitted kitchen with pantry and 2023 Worcester Bosch combi boiler, plus a well-sized bathroom with bath and separate shower. UPVC double glazing, driveway, garage with remote door, and a due south facing, enclosed rear garden

£ 270,000

# 4 Willow Close Worksop, S80 1XF

## Ground Floor

### Entrance Hallway

UPVC double glazed entrance door, central heating radiator, coffered ceiling, loft access hatch, two fitted storage cupboards.

### Lounge 5.02m x 3.26m (16'6" x 10'8")

Inset gas fire with fitted surround, marble hearth and back. Coffered ceiling, opening through to the extended dining room. Central heating radiator.



### Dining Room 4.64m x 3.18m (15'3" x 10'5")

Coved ceiling, UPVC double glazed French-style double doors overlooking the rear garden and leading to the rear patio. Central heating radiator.

### Kitchen 3.61m x 2.91m reducing to 2.69m (11'10" x 9'7" reducing to 8'10")

Fitted units comprising base, drawer and high-level cupboards with corner shelving. Complementary roll-top work surfaces. One-and-a-half bowl stainless steel sink with stainless steel mixer tap. Tiled splashbacks. Built-in stainless steel four-ring gas hob and stainless steel extractor fan. Pantry cupboard. Composite double glazed side entrance door. Worcester Bosch gas combi boiler installed in 2023 (building regulations installation certificate available; transferable guarantee). Central heating radiator.



### Bedroom 1 3.50m x 2.70m (11'6" x 8'10")

Built-in mirror-fronted wardrobes, coved ceiling. Central heating radiator.



### Bedroom 2 3.63m x 3.27m reducing to 2.53m (11'11" x 10'9" reducing to 8'4")

Coved ceiling. Central heating radiator



**Bathroom 2.71m x 2.23m (8'11" x 7'4")**

White suite comprising low-flush WC, pedestal wash hand basin, corner panelled bath with shower attachment mixer tap, and corner shower cubicle with fitted electric shower. Half-tiled walls. Central heating radiator.

**Front Garden**

Attractive garden with lawn, slate border, slate pathway and established mixed planting, mature shrubs and perennials, or well-stocked beds with ferns and foliage.

**Driveway**

Side driveway leading to garage.

**Garage**

Remote roller shutter door, rear courtesy access door.

**Side Access**

Side gateway to rear garden.

**Rear Garden**

Enclosed, due south facing with a large patio area to the rear of the property, outside lighting, water butt, pathways leading to two distinct lawn areas and extensive planted borders. Useful garden shed. Fenced to all three sides.



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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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