

MELLOR & BEER

ESTATE AGENTS

51 Bridge Street, Worksop, Notts. S80 1DA

28 Bramling Cross Mews, Worksop



- **Substantial Five Bedroom Detached Family Home**
 - **Impressive Open Plan Living Kitchen Diner**
 - **Two En Suite Shower Rooms and a Family Bathroom**
- **Lounge With Media Wall and Separate Garden Room with Bi Fold Doors**
 - **Double Garage and Double Width Driveway**
- **Sought After Location with Excellent Commuter Access**

Situated in the desirable Gateford area, this substantial five bedroom detached family residence offers an exceptional standard of modern living. The property is defined by its impressive open plan living kitchen diner, which serves as the social and functional heart of the home. The ground floor layout is further enhanced by a separate formal lounge and a highly practical garden room with bi-fold doors, creating a superb connection to the rear patio. The first floor provides five well-proportioned bedrooms, including a master suite and a second bedroom both with en-suite shower rooms in addition to a comprehensively appointed family bathroom. Externally the property benefits from a double driveway, an integral double garage and a low-maintenance, enclosed rear garden, completing an excellent family home.

£ 470,000

28 Bramling Cross Mews, Worksop S81 7TF

Ground Floor

Entrance Hall

Dog leg spindle staircase rising to the first floor, under-stairs storage cupboard and central heating radiator.

Lounge 5.08m x 3.65m (16'8" x 12'0")

Featuring a media wall with inset fire. Central heating radiator.



Open Plan Living Kitchen Diner 10.66m x 3.50m (reducing to 2.97m) (35'0" x 11'6" (reducing to 9'9"))

Fitted with a comprehensive range of high-gloss units comprising base, drawer and high-level cupboards. Composite work surfaces with an inset stainless steel sink unit with stainless steel mixer tap. Integrated appliances include a fitted Neff double oven and a five-ring stainless steel hob unit with a stainless steel splashback and stainless steel extractor fan above. Inset ceiling lighting, rear access door and central heating radiator.



Utility Lobby 2.73m x 2.24m (9'0" x 7'4")

Plumbing and void for an automatic washing machine, UPVC double-glazed side entrance door. Inset ceiling lighting.

Ground Floor WC

White suite comprising a low-flush WC and pedestal wash hand basin. Fitted extractor fan, central heating radiator.

Garden Room 4.12m x 3.15m (13'6" x 10'4")

Windows to two aspects and a cathedral-style open ceiling. Fitted with bi-fold doors opening onto the patio and garden areas.



First Floor

Spacious Landing

Loft access hatch and central heating radiator.

Master Bedroom 4.82m x 3.60m (15'10" x 11'10")

Two double fitted wardrobes, range of fitted drawers, and a panelled wall to one side. Central heating radiator.



En-Suite Shower Room 2.50m x 1.47m (8'2" x 4'10")

White suite comprising a low-flush WC, pedestal wash hand basin with vanity unit and a walk-in shower area with fitted handheld and deluge heads with a mixer shower. Fully tiled walls, illuminated vanity unit, fitted extractor fan, inset ceiling lighting and stainless steel towel rail.



Bedroom Two 5.23m x 3.60m (17'2" x 11'10")

Central heating radiator.



En-Suite Shower Room

Low-flush WC, pedestal wash hand basin, and a walk-in shower unit.

Bedroom Three 3.28m x 2.54m (10'9" x 8'4")

Central heating radiator.

Bedroom Four 2.57m x 2.46m (8'5" x 8'1")

Central heating radiator.

Bedroom Five 3.03m x 2.48m (9'11" x 8'2")

Central heating radiator.

Family Bathroom 3.03m x 2.30m (9'11" x 7'7")

Fully tiled and fitted with a four-piece suite comprising a low-flush WC, pedestal wash hand basin, panelled bath and a separate shower enclosure with handheld and deluge heads. Inset ceiling lighting.



External

Front Garden

Planted border and an area of artificial lawn.

Driveway and Garage 5.50m x 5.00m (18'1" x 16'5")

A double width driveway provides off road parking and leads to the integral double garage, accessed via a single powered, remote-controlled up and over door. Power, light, and a water tap are laid on. A paved pathway provides access.

Rear Garden

An enclosed rear garden with an extensive paved patio area, an artificial lawn, and a raised border. The garden is equipped with outside power points, an outside tap and courtesy lighting.



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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