

# MELLOR & BEER

## ESTATE AGENTS

51 Bridge Street, Worksop, Notts. S80 1DA

### 8 Sunnyside, Worksop Notts



- **Superb Family Home Situated In A Sought After Location**
- **Spacious And Versatile Living Space Throughout**
- **Skilfully Modernised Whilst Retaining Many Original Features**

A beautifully presented well fitted and decorated three story Victorian villa situated in a highly sought after location just off Carlton Road and offering easy access to a wide array of local amenities including the railway station, Valley School and leisure complex and North Notts College. The property has been meticulously and skilfully refurbished to combine modern family living space whilst still retaining much of the original character and features. The ground floor includes a welcoming entrance hall, ground floor WC, 3 reception rooms and a large recently refitted family kitchen. The first floor provides 3 bedrooms, an additional nursery/office and shower room with the second with two additional bedrooms and bathroom. Early viewing is fully recommend to fully appreciate this exquisite family home.

**£425,000**

# 8 Sunnyside Worksop, S81 7LN

## Entrance Hall 18'8" (5.96m)

A light and airy entrance hall in length, with feature spindle balustrade, coving to the ceiling and fitted picture rail. Front entrance door, central heating radiator and under stairs storage cupboard.

## Lounge 17'11" x 16'1" (5.46m x 4.90m)

An attractive deep square bay window, coving to the ceiling, picture rail, and a feature marble fireplace with raised hearth with two central heating radiators.



## Snug 13'5" x 12'1" (4.08m x 3.68m)

With bay window to the side elevation, coving to the ceiling, picture rail feature fireplace, fitted surround and inset gas fire.



## Dining room, 16'1 x 10'11 (4.90m x 3.32m)

Original feature fireplace, with fitted surround, cast iron, and tiled inset, raised tiled hearth, cast iron grate, fitted double storage cupboard to the side, central heating radiator, coving to the ceiling, ceiling roved, double doors to the rear elevation.



## Family Living Kitchen and Sun Lounge 14'9" x 10'11" (4.50m x 3.33m)

A superb kitchen that has been recently fully refitted to provide an excellent range of quality units finished in a sage green finish with complimentary fitted composite work surfaces and upstands inset sink unit with drainer and mixer tap. The Comprehensive range of units include base, drawer and high-level cupboards. An impressive range of fitted appliances include AEG induction hob, AEG electric oven and AEG dishwasher. There's also an integrated fridge and freezer, fitted kick space heater, ceramic tiled floor. Extensive storage cupboard, The kitchen area leads into the most welcoming sun lounge area located to the rear of the property with UPVC double glazed French style doors with matching side and roof panels overlooking the attractive south facing rear garden and providing the room with an excellent level of natural light. Ceramic tiled floor central heating radiator. Ground floor WC with low flush WC, an elegant pedestal hand basin and central heating radiator.



## On the first floor

Landing with spindle balustrade, central heating radiator, coving to the ceiling.

### Master Bedroom 14'9" x 14'6" (4.49m x 4.42m)

With stripped and varnished floorboards two double fitted wardrobes, picture rail, coving to the ceiling, central heating radiator, feature fireplace with marble surround cast iron inset.



### Bedroom Two 16'2" x 9'8" (4.92m x 2.94m)

With stripped and varnished floorboards, feature fireplace with marble surround and cast iron inset, fitted double wardrobe, coving to the ceiling and central heating radiator.



### Office/Nursery 14'9" x 11' (4.49m x 3.35m) Reducing To 9' (2.74m)

With fitted double wardrobe, excellent range of fitted wardrobes, stroke storage cupboards and drawers with central heating radiator.

### Bedroom Three 12'1" x 10'10" (3.68m x 3.30m)

With stripped and varnished floorboards, central heating radiator, coving to the ceiling, picture rail, feature fireplace with stone surround inset cast iron.



### Shower room 7'8" x 5'11" (2.33m x 5'11')

With WC, sanitation, pedestal, hand basin, fitted shower, enclosure with mixer shower, fitted deluge head, coving to the ceiling, and tiled floor.



## On the second floor

### Landing/Sitting Area 13'2" x 7'4" (4.01m x 2.23m)

Central heating radiator and providing access to a large storage cupboard.

### Bedroom Four 14'5" x 11" (4.39m x 3.35m)

Laminate flooring, central heating radiator and Velux style window.



## Bathroom

Fully tiled walls and fitted with an elegant suite comprising pedestal wash hand basin, low flush WC and a panelled spa bath with fitted shower, mixer tap, central heating radiator and stainless steel towel rail.



### Bedroom Five 14'4" x 10'6" (4.36m x 3.2m)

Laminate flooring, central heating radiator and Velux style window.

## Outside

The property is situated on a very pleasant plot with a planted mature front garden, raised steps with cast iron handrail lead to the front door fitted outside lamp. To the side is an access driveway which has double wrought iron gates leading to the driveway providing parking area and access to the garage.



### Detached Garage 19'7" x 12'4" (5.96m x 3.75m)

With the benefit of a fitted stainless steel sink unit, mixer tap and drainer, power and light laid on, up and over access door, side courtesy access door from the garden. From the driveway, a gated entrance provides access to the rear garden, which is south-facing and provides a good level of privacy. The rear garden is mainly laid to lawn with attractive well stocked borders and circular paved sitting area with a raised rockery area beyond.

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.

These particulars, whilst believed to be accurate are set out as a general guideline and do not represent any part of an offer or contract. Intending purchasers should not rely upon them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation in respect of the property.