

FOR
SALE



4 Woodpecker Close, Worksop, Nottinghamshire S81 7QG

£325,000 - Freehold

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PROPERTY SUMMARY

Being tucked away in a delightful location with an internal inspection being most highly recommended is this attractively presented and decorated four bedroom detached family home that has gas central heating and uPVC double glazed windows. Having high quality refitted fixtures and fittings, the property offers delightful family accommodation that has been remodelled by the current owners. The accommodation comprises of; entrance hallway, W.C, lounge with Tri-Folding doors to the rear garden, excellent fitted modern dining kitchen with a range cooker and integrated appliances, utility room. On the first floor; landing, four bedrooms, bedroom one with high quality refitted ensuite shower room, modern fitted white bathroom suite. Outside; set on a generous plot with gardens to three sides, the side/rear garden being enclosed and private with seating areas and pergola/entertainment area, double width driveway and double garage. To the front of the property there is gated access to common land which provides excellent walking areas. Being well placed for local primary schools/amenities and is within access to the M1 and A1 motorway networks. Having the added benefit of solar panels with a feed in tariff.



POINTS OF INTEREST

- *High Quality Fixtures and Fittings*
- *Inspection Strongly Advised*
- *Four Bedroom Executive Detached*
- *GFCH and uPVC DG*
- *Gardens to Three Sides*
- *Stunning Location*
- *Double Width Driveway*
- *Double Garage*
- *Solar Panels*
- *Attractively Decorated*



ROOM DESCRIPTIONS

Ground Floor

Entrance Hallway

Access to the the entrance door gained from brick path leading to the open and bright hallway with stairs to the first floor, central heating radiator, storage, front facing window.

W.C

Modern refitted suite that comprises of; wash hand basin within a vanity unit, low flush w.c, side facing window, central heating radiator.

Lounge 5.80m x 3.25m (19' 0" x 10' 8")

With a stunning modern fireplace with glass screen fire, front and side facing windows, Tri-Folding doors to the decking and garden.

Dining Kitchen 5.98m x 3.29m (19' 7" x 10' 10")

A most stunning high end refitted kitchen with wall and base fitted units, floor to ceiling units, quartz worksurfaces, range cooker with extractor, two integrated fridges and freezer, two side facing windows, front facing window, floor to ceiling radiator, spot lighting to the ceiling.

Utility Room 2.14m x 1.21m (7' 0" x 4' 0")

A clever designed room to utilise the spaced to its capacity with fitted units, plumbing for washing machine with additional space for a dryer, pantry cupboard, ironing board storage, rear door.

First Floor

Landing

With loft access. The loft is boarded down the centre with power sockets and lights, access ladder and also been shelved for good storage.

Master Bedroom 3.60m x 2.71m (11' 10" x 8' 11")

With fitted wardrobes and internal drawers to one wall, side facing window, central heating radiator.

Ensuite

Stunning refitted modern suite with double glass shower area with rains shower above and hand held shower, wash hand basin with vanity unit, extractor, heated towel rail, tiling, rear facing window.

Bedroom Two 4.53m x 2.52m (14' 10" x 8' 3")

With a fitted double wardrobe, front and side facing windows, central heating radiator.

Bedroom Three 3.26m x 2.77m (10' 8" x 9' 1")

With front and side facing windows, central heating radiator, storage housing the gas fired central heating combi boiler.

Bedroom Four 2.68m x 2.12m (8' 10" x 6' 11")

With fitted sliding wardrobes to one wall, side facing window, central heating radiator.

Shower Room

Stunning refitted high quality suite with walk in shower area with rains shower above and hand held shower, wash hand basin with vanity unit, extractor, heated towel rail, tiling, rear facing window, extractor and shaver point.

Outside

Gardens

Set on a delightful plot with gardens that wraparound. From the front there is a traditional brick path that leads down the side to the rear, garden tap, lawned garden, secure fence and gate.

The rear garden is truly stunning and not overlooked with decking and seating areas, rear garden lighting, numerous external double sockets, pond with waterfall, potting shed, garden tap, bin store.

Double Width Driveway

To the front of the double garage.

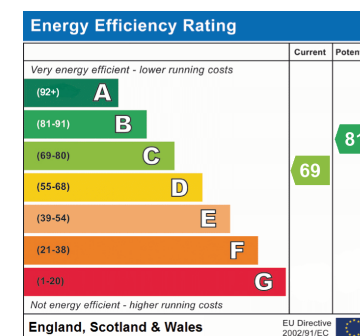
Double Garage

With power and light.

Solar Panels

With a feed in tariff producing around £400/£500 per year.

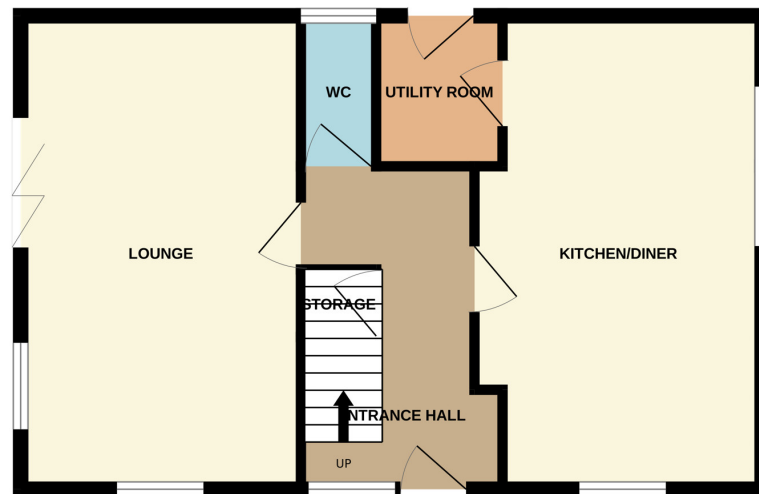
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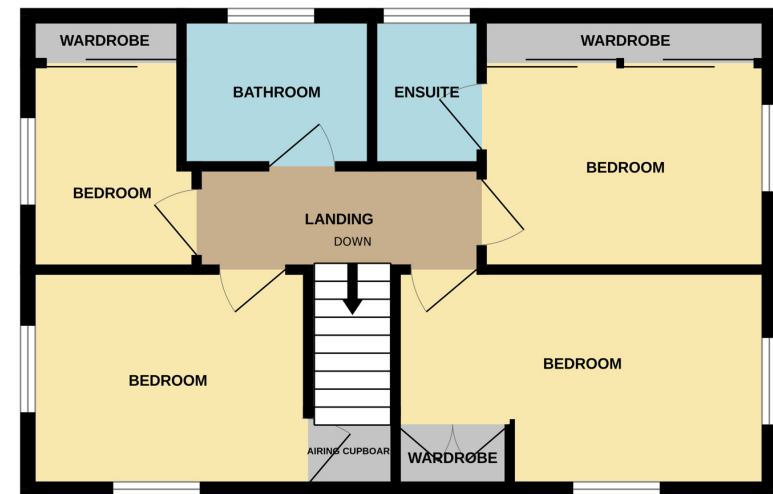




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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