

FOR  
SALE



30 Celtic Fields, WORKSOP, Nottinghamshire S81 7AH

£270,000 - Leasehold



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## PROPERTY SUMMARY

This is an attractive, immaculately decorated and presented four bedroom detached family home that has gas fired central heating and uPVC double glazed windows. The property fully requires an internal inspection with the accommodation comprising of; entrance hallway, W.C, lounge with fire surround and gas fire, dining room, exceptional dining kitchen with French doors onto the rear decking/garden. On the first floor; landing, four bedrooms, bedroom one with a ensuite shower room, family bathroom. Outside; front and side gardens, rear garden being well laid out with extensive decking, driveway and garage to the rear.

## POINTS OF INTEREST

- *Well Presented & Decorated*
- *Viewing Advised*
- *Four Bedroom*
- *Detached*
- *Gas Central Heating*
- *uPVC Double Glazed*
- *Driveway*
- *Garage*
- *Sought After Area*
- *Generous Accommodation*



## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Hallway

Stairs to first floor, storage cupboard. Entrance to cloakroom.

#### Cloakroom

Having low flush WC, wash hand basin set in vanity unit, window to the front, central heating radiator and ceramic tiled floor.

#### Lounge 4.80m x 3.02m (15' 9" x 9' 11")

Having fire surround with marble effect hearth and back, coal effect living flame gas fire, front facing window, french doors that open out onto the rear extensive decking area and garden, two central heating radiators.

#### Dining Room 3.29m x 2.81m (10' 10" x 9' 3")

Having a front and side facing window, central heating radiator.

#### Dining Kitchen 4.95m x 3.99m (16' 3" x 13' 1")

Having excellent fitted wall and base units, work surfaces, bowl and a half sink unit with mixer taps, built in gas hob with extractor above, electric oven below, two side facing windows, two rear facing windows, central heating radiator, enclosed gas fired central heating boiler, plumbing for an automatic washing machine and a dishwasher, space for further appliance, side facing french doors out onto the extensive decking area, understairs storage cupboard.

### First Floor

#### Landing

With loft access, rear facing window.

#### Bedroom One 4.18m x 2.60m (13' 9" x 8' 6")

With side facing window, two rear facing windows and a central heating radiator, access to ensuite shower room, range of free standing wardrobes and drawers.

#### Ensuite Shower Room

With low flush WC, wash hand basin, double shower cubicle with mains shower unit, extractor fan, ceramic tiled floor, central heating radiator and side facing window.

#### Bedroom Two 3.04m x 2.76m (10' x 9' 1")

With front facing window, cylinder airing cupboard, built in wardrobe and central heating radiators.

#### Bedroom Three 3.94m x 2.71m (12' 11" x 8' 11")

With front facing window and central heating radiator.

#### Bedroom Four 2.09m x 1.95m (6' 10" x 6' 5")

With rear facing window and central heating radiator.

#### Bathroom

Fitted in a white suite comprising of pannelled bath, low flush WC, wash hand basin set in vanity unit, ceramic tiled floor, tiling to splashback and central heating radiator.

### Outside

#### Garden

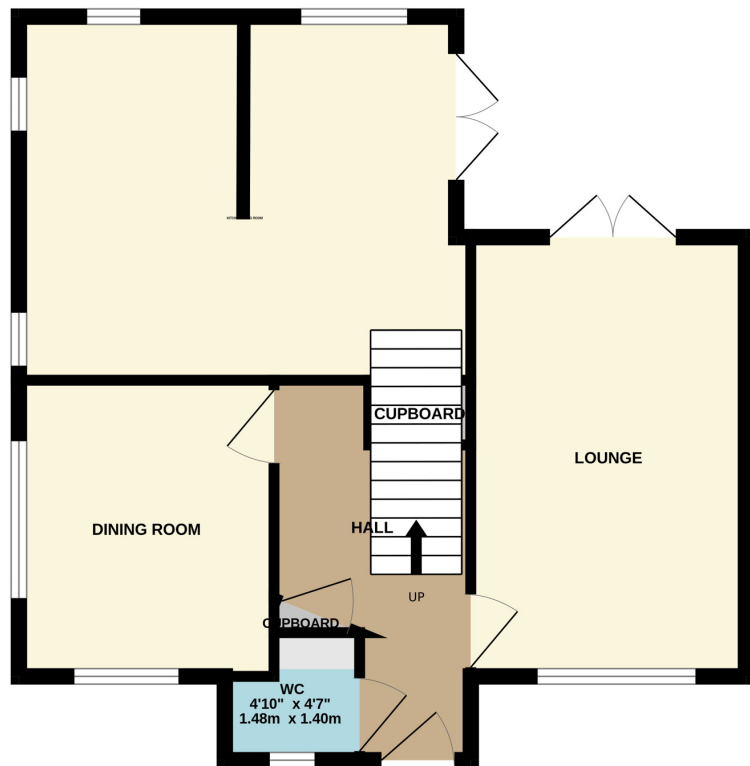
Set on a corner plot with front and side gardens which are mainly laid to lawn with borders with a selection of shrubs.

The rear garden being enclosed and well laid out, with extensive decking area, lawn, borders and shrubs. Garden gate to the rear of the property which leads to the driveway which in turn leads to the garage.

#### Garage

With up and over door, electric light and power laid on, side door from the garden.

GROUND FLOOR



1ST FLOOR

