

REDUCED



3 Harley Close, Worksop, Nottinghamshire S80 3BF

£350,000 - Freehold



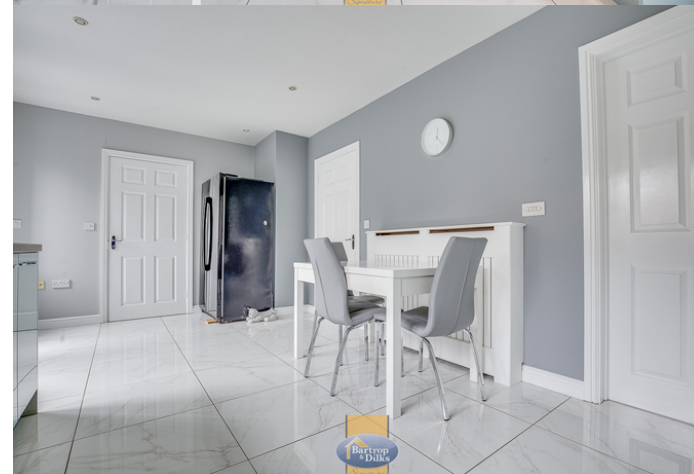
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PROPERTY SUMMARY

Offered for sale within our Signature Range with an internal inspection being most highly recommended to fully appreciate the high standard of fixtures and fittings on offer in this immaculate, well presented and decorated four bedroom extended detached family home that has gas central heating and uPVC double glazed windows. being much improved by the current owners, the accommodation in brief comprises of; entrance hallway, W.C, lounge with fire surround and gas fire, rear extension providing a sitting/dining room with side facing Bi-Folding doors to the garden/patio, kitchen with a high range of fitted wall and base units, integrated Neff appliances, utility room. On the first floor, stunning light and open landing, four bedrooms, bedroom one with fitted wardrobe and ensuite, high quality fitted bathroom that has a four piece suite. Outside; double width driveway to the front, gardens to the front and rear, the rear being enclosed with extensive patio, single integral garage. There is also CCTV fitted to the property and also has the benefit of solar panels which bring in approximately £1800 - £2000 per annum.

POINTS OF INTEREST

- *Signature Range*
- *Inspection Strongly Advised*
- *High Quality Fixtures and Fittings*
- *Much Improved, Well Extended*
- *Four Bedroom Detached*
- *GFCH and uPVC DG*
- *Triple Width Driveway*
- *Single Integral Garage*
- *Premier Area of Worksop*
- *Immaculately Presented*



ROOM DESCRIPTIONS

Ground Floor

Entrance Hallway

With entrance door, tiled floor, central heating radiator, stairs to the first floor.

W.C

With a modern suite that has low flush w.c, wash hand basin set within a vanity unit, extractor, tiling, central heating radiator.

Lounge 5.55m x 4.09m (18' 3" x 13' 5")

With a front facing bay window, fire surround and gas fire, two central heating radiator, double doors to the dining/sitting room.

Extended Dining/Sitting Room 6.15m x 3.25m (20' 2" x 10' 8")

Stunning extended room with side facing Bi-Folding doors to the patio and garden, rear facing window, central heating radiator.

Kitchen 5.95m x 3.17m (19' 6" x 10' 5")

High range kitchen with wall and base fitted gloss units, worksurfaces, sink unit, Neff appliances that include electric hob, double oven, extractor, dishwasher, tiled floor, rear facing window, rear facing French doors, central heating radiator.

Utility Room 2.00m x 1.61m (6' 7" x 5' 3")

With fitted units, side door, plumbing for an automatic washing machine, sink unit.

First Floor

Landing

With a stunning light and open landing that has a front facing window, central heating radiator.

Bedroom One 4.06m x 3.23m (13' 4" x 10' 7")

With built in wardrobes to one wall, two rear facing windows, central heating radiator.

Ensuite

Modern suite with shower cubicle and mains shower unit, wash hand basin with vanity unit, low flush w.c, heated towel rail, rear facing window, tiling.

Bedroom Two 3.94m x 3.66m (12' 11" x 12' 0")

With fitted wardrobes, front facing window, central heating radiator.

Bedroom Three 4.24m x 2.61m (13' 11" x 8' 7")

With side and rear facing windows, central heating radiator.

Bedroom Four 3.47m x 2.54m (11' 5" x 8' 4")

With a front facing dormer window, central heating radiator.

Bathroom

High quality refitted suite with panelled bath, shower cubicle and mains shower unit, wash hand basin with vanity unit, low flush w.c, heated towel rail, side facing window, tiling, heated mirror.

Outside

Gardens

Attractive front and rear gardens, the rear being well laid out with extensive patio.

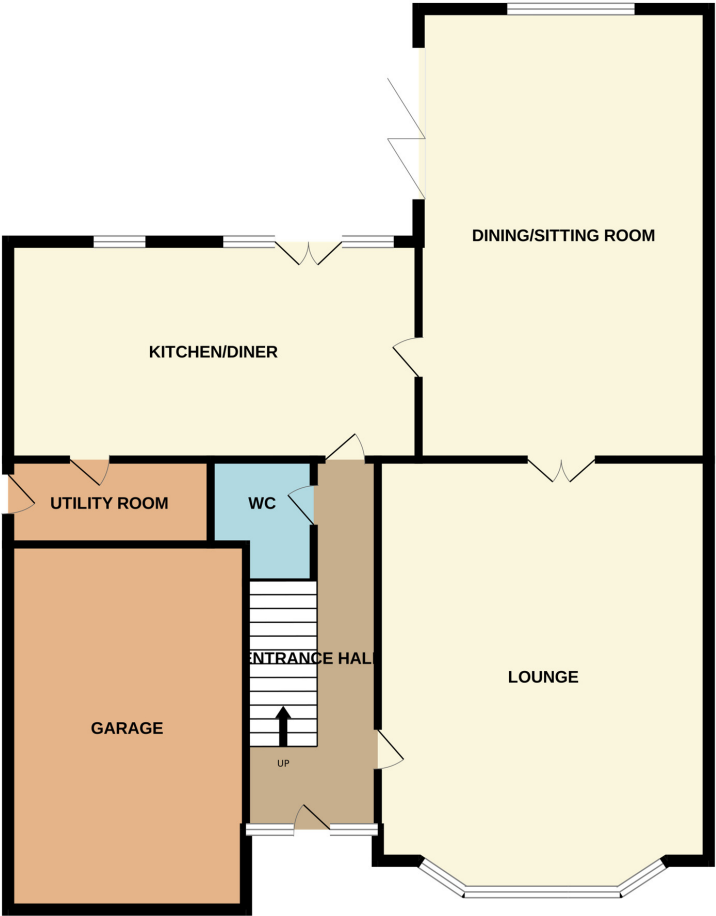
Double Width Driveway

To the front of the property.

Garage

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	8484
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

GROUND FLOOR



1ST FLOOR

