

FOR
SALE



41 Spring Walk, Worksop, Nottinghamshire S80 1XQ

£325,000 - Freehold



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PROPERTY SUMMARY

Offered for sale with an internal inspection being highly recommended is this attractively presented and decorated four bedroom detached family home that has gas central heating and uPVC double glazed windows. Being set in this highly desirable location within access to the M1 and A1 motorway networks, the property accommodation comprises of; entrance hallway, shower room, lounge with fire surround and gas fire, dining room, well fitted kitchen with integrated appliances, utility room. On the first floor; landing, four bedrooms and white fitted modern family bathroom. Outside; attractive, well laid out front and rear gardens, double width driveway and attached double garage. Viewing Strongly Advised.

POINTS OF INTEREST

- *Viewing Highly Recommended*
- *Attractively Decorated*
- *Desirable Area*
- *Four Bedroom*
- *Detached Family Home*
- *Gas Central Heating*
- *uPVC Double Glazed*
- *Double Width Driveway*
- *Double Garage*
- *Generous Accommodation*



ROOM DESCRIPTIONS

Ground Floor

Entrance Hallway

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

Shower Room

With a shower cubicle and electric shower unit, wash hand basin, heated towel rail, tiling to splashbacks, front facing window.

Lounge 5.19m x 3.82m (17' 0" x 12' 6")

With a fire surround and gas fire, front facing window, two central heating radiators.

Dining Room 4.29m x 3.06m (14' 1" x 10' 0")

With a rear facing window, central heating radiator.

Breakfast Kitchen 5.08m x 4.29m (16' 8" x 14' 1")

A good range of fitted wall and base units, worksurfaces, bowl and half sink unit with mixer tap, built in gas hob with extractor above, integrated microwave, dishwasher, fridge, electric double oven, walk in pantry, rear facing window, breakfast bar.

Utility Room 2.55m x 2.49m (8' 4" x 8' 2")

With fitted units, sink unit, plumbing for an automatic washing machine, rear door and window, door to the garages.

First Floor

Landing

With cylinder airing cupboard, side facing window.

Bedroom One 4.25m x 2.52m (13' 11" x 8' 3")

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

Bedroom Two 3.61m x 3.18m (11' 10" x 10' 5")

With a storage cupboard, rear facing window, central heating radiator.

Bedroom Three 3.78m x 2.89m (12' 5" x 9' 6")

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

Bedroom Four 2.96m x 2.91m (9' 9" x 9' 7")

With a front facing window, loft access, central heating radiator.

Bathroom

Fitted in a white suite that comprises of; panelled bath with electric shower above, wash hand basin with vanity unit, low flush w.c, heated towel rail, central heating radiator, front facing window, tiling to splashbacks.

Outside

Gardens

Well established front and rear gardens. Mainly laid to lawn, with patio and garden shed.

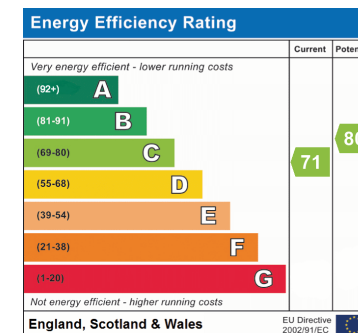
Double Width Driveway

Garage 5.09m x 3.10m (16' 8" x 10' 2")

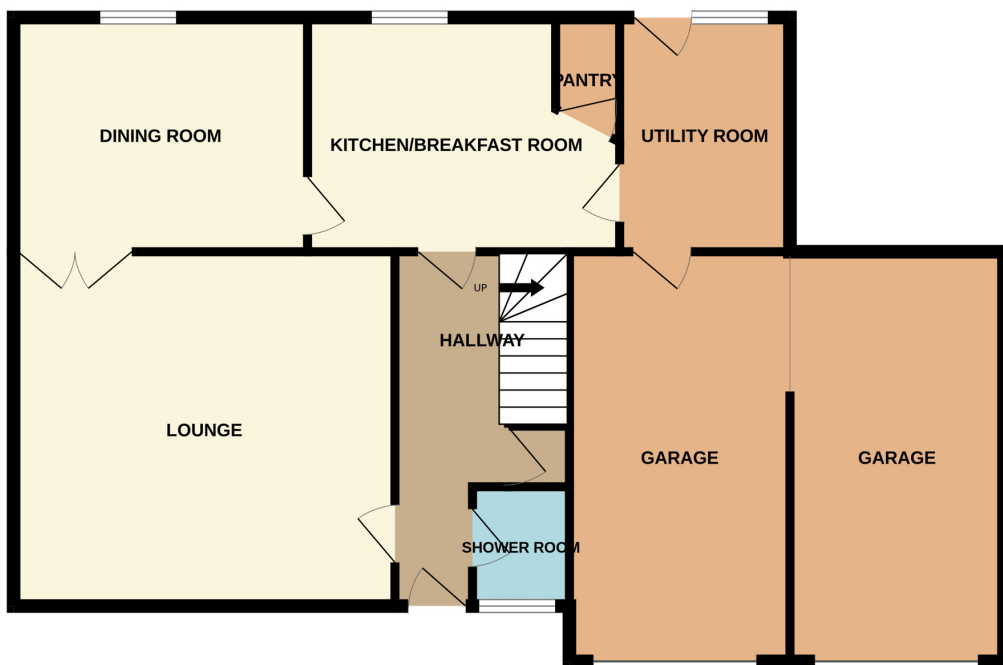
With electric door, electric light and power laid on.

Garage 5.07m x 2.73m (16' 8" x 8' 11")

Second garage with electric door, electric light and power laid on.



GROUND FLOOR
1046 sq.ft. (97.1 sq.m.) approx.



1ST FLOOR
614 sq.ft. (57.1 sq.m.) approx.



TOTAL FLOOR AREA : 1660 sq.ft. (154.2 sq.m.) approx.

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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