

FOR  
SALE



15 Gloucester Road, Worksop, Nottinghamshire S81 0PL

£255,000 - Freehold



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## PROPERTY SUMMARY

Offered for sale is this well presented and decorated extended detached home. A viewing is essential to appreciate the well appointed, extended accommodation which comprises of Spacious lounge, dining room, extended sun room and newly fitted kitchen, utility room and ground floor cloakroom/wc. To the first floor there are three bedrooms and a modern family bathroom. Double driveway to the front providing car standing space and leading to the attached garage. Enclosed rear garden with shed. Ideally positioned in this sought after area of Worksop, close to local amenities and schools.

## POINTS OF INTEREST

- *Extended Detached*
- *3 Bedroom House*
- *garage and driveway*
- *sought after location*
- *Close to all local amenities*
- *Sun Room*
- *Utility room*
- *Newly Fitted Kitchen*
- *Gas Central Heating and Double Glazed*



## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Porch

Leading into the Lounge.

#### Lounge 6.01m x 4.27m (19' 9" x 14' 0")

Window to the front elevation . Stairs leading to the first floor. Gas Central heating radiator. Log burner with oriental fire surround.

Double doors leading into

#### Dining Room 3.44m x 3.17m (11' 3" x 10' 5")

With Gas central heating radiator

Door to Kitchen, and sliding door to sun room.

#### New Fitted Kitchen 5.37m x 2.41m (17' 7" x 7' 11")

With a range of Newley fitted wall and base units. worksurfaces sink unit and drainer. Induction hob and oven, fitted fridge and freezer, built in dishwasher and space for washing machine , double glazed velux window, Door leading outside,

#### Sun Room 3.48m x 2.00m (11' 5" x 6' 7")

3.48m x 2.00m (11' 5" x 6' 7") With Upvc double glazed door leading out into the rear garden. Door to side leading into the utility room.

#### Utility room / Salon 2.25m x 2.05m (7' 5" x 6' 9")

Currently being used as a salon, with plumbing for sink and fitted units. door through to WC

#### Separate WC

Low flush wc, and wash hand basin, radiator.

### First Floor

#### Landing door leading to

#### Master Bedroom 3.04m x 3.25m (10' 0" x 10' 8")

Double glazed window to the front elevation . gas central heating radiator.

#### Bedroom Two (12' 10" x 10' 8")

Double glazed window to the rear elevation. gas central heating radiator.

#### Bedroom Three 2.26m x 1.94m (7' 5" x 6' 4")

Double glazed window to the rear elevation , gas central heating radiator.

#### Bathroom 2.85m x 1.64m (9' 4" x 5' 5")

With Low flush WC, wash hand basin with cupboard below L-shaped white panelled bath with shower over, and shower screen, Double glazed window to the rear elevation.

### Outside

#### Gardens

With a a double driveway giving access to the garage,

Lawned garden to the front.

To the rear there is an enclosed lawn garden with patio area, space for barbeque and pizza oven and garden shed.

rear access to garage

#### Garage

With up and over door, power and light door to side leading into the rear garden.



