4 Oakholme Rise, Worksop, Nottinghamshire S81 7LJ

Bartrop & Dilks

£245,000 - Freehold

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PROPERTY SUMMARY

Offered for sale is this 1930's extended semi detached house. This well presented and decorated home is located in a popular residential cul de sac location. Accommodation comprises of; a newly fitted Wren Kitchen with quartz work surfaces and Belfast sink with Neff built in appliances, stable door leading out to the fully enclosed private rear garden. Worcester Bosch central heating boiler, newly decorated to a high stand with farrow and ball paint and new flooring throughout. Further accommodation comprises of lounge, snug, and dining area, three bedrooms and family bathroom. Outside there is a driveway leading to a detached garage. Viewing is highly recommended to appreciate this 1930's extended bay-fronted semi detached home.

POINTS OF INTEREST

- *Immaculately Presented & Decorated*
- *Traditional Property*
- *Viewing Highly Advised*
- *Extended Semi Detached House*
- *Cul de sac location*

- *Private enclosed rear garden*
- *Detached Garage and Parking*
- *Three Bedroom*
- *Semi Detached*
- *Close To All Local Amenities*

Ground Floor

Entrance Hallway
With double glazed door to the front, UPVC double glazed window to the front, tiled flooring, through to ;

Lounge 4.04m x 3.31m (13' 3" x 10' 10")
UPVC double glazed bay window to the front, 1930's fire surround with space for electric fire, gas central heating radiator, double french doors leading into ;

Snug 3.61m x 3.67m (11' 10" x 12' 0")
with wood flooring, gas central heating radiator, through to Dining area , door leading back into the hallway, gas central heating radiatior.

Dining room 2.89m x 1.90m (9' 6" x 6' 3")
UPVC patio doors leading out into enclosed rear garden. Gas central heating radiator, Wall Lights.

Kitchen 5.41m x 2.21m (17' 9" x 7' 3")
Gally style kitchen with newly fitted Wren Kitchen comprising of wall and base mounted cupboards, larder cupboard, quartz work surfaces, Belfast sink, Neff electric hide and slide oven and 5 ring gas hob, integrated fridge freezer, pantry with new combi Bosch boiler, Stable door leading out into rear garden .

First Floor

Landing
UPVC double glazed frosted window to the front. Access to loft with pull down ladder, which is part boarded with power and light,

Bedroom One 3.71m x 3.26m (12' 2" x 10' 8")
UPVC double glazed window to the front elevation, fitted over head storage cupboards and fitted wardrobes . Gas central heating radiator.

Bedroom Two 3.32m x 2.72m (10' 11" x 8' 11")
UPVC double glazed window to the front elevation, Gas central heating radiator.

Bedroom Three 2.25m x 2.12m (7' 5" x 6' 11")
UPVC double glazed window to the front elevation, Gas central heating radiator.

Bathroom
UPVC double glazed frosted window to the rear, With bathroom suite comprising of wash hand basin with cupboard under , low flush wc, tiled bath, power shower over, with shower screen , floor to walls fully tiled. Extractor fan . Towel Rail.
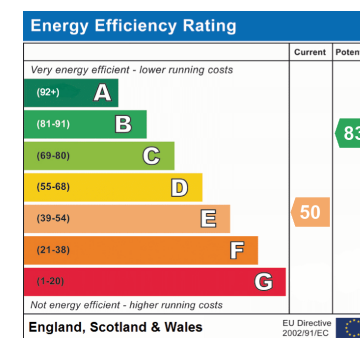
Outside

Rear Garden
To the rear of the property there is a patio and gravelled area, with a bar area with pergola. This then leads through an arch into the Private lawned garden, which has a cherry tree, and apple tree, and summer house, garden shed,

There is garage, with up and over door, power and light - utility area in the garage comprising of space for washer and dryer , toilet with low flush wc.

driveway to the side with carport. leading to the garage.
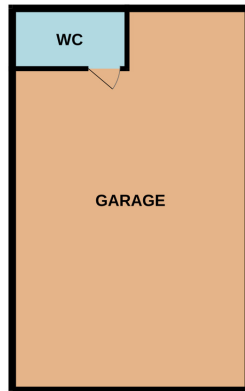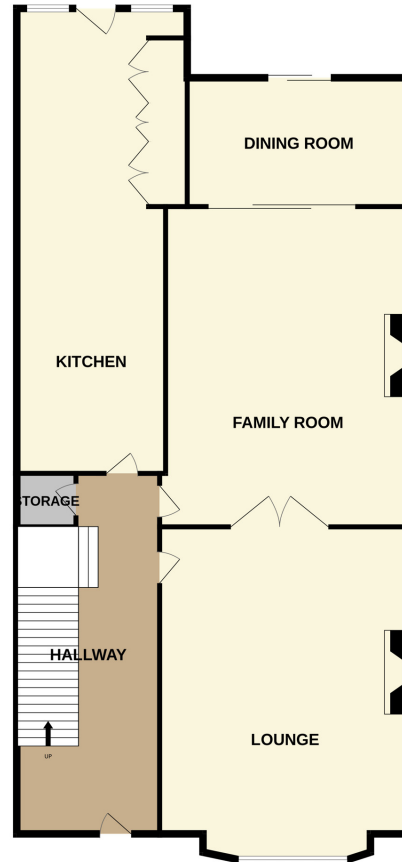
security light

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales — EU Directive 2002/91/EC

GARAGE

GROUND FLOOR

1ST FLOOR

WC

GARAGE

DINING ROOM

KITCHEN

FAMILY ROOM

STORAGE

HALLWAY

UP

LOUNGE

BATHROOM

BEDROOM ONE

LANDING

DOWN

BEDROOM THREE

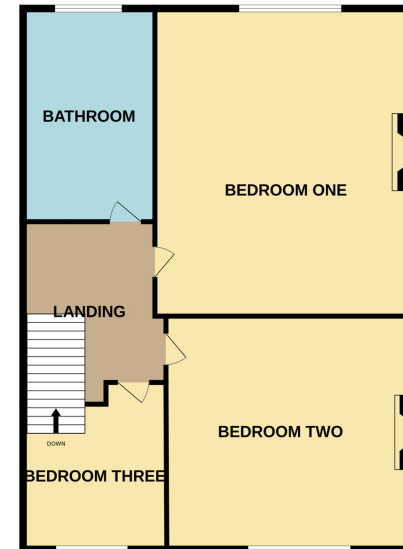BEDROOM TWO

OAKHOLME RISE WORKSOP

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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