

REDUCED



6 Cotterhill Close, Worksop, Nottinghamshire S81 7QX

£310,000 - Freehold



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PROPERTY SUMMARY

Only by viewing can you fully appreciate the accommodation on offer in this four bedroom detached family home that has gas central heating and uPVC double glazed windows. Being well presented and decorated throughout and tucked away in a cul de sac location within this much sought after area, the property accommodation comprises of; entrance hallway. W.C, study, lounge with fire surround and electric fire, dining room with French doors to the conservatory, well fitted kitchen with integrated appliances. On the first floor; landing, four bedrooms, bedroom one with a good range of fitted wardrobes and modern ensuite, family bathroom. Outside; gardens to the front and rear, the rear being enclosed, driveway and detached single garage. Viewing advised.

POINTS OF INTEREST

- Great Family Accommodation
- Well Presented & Decorated
- Viewing Highly Recommended
- Four Bedroom Detached
- GFCH and uPVC DG
- Two Reception Rooms & Conservatory
- Detached Garage
- Tucked Away
- Sought After Area
- High Quality Fixtures and Fittings



ROOM DESCRIPTIONS

Ground Floor

Entrance Hallway

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

W.C

With a low flush w.c, wash hand basin, side facing window, central heating radiator.

Study 2.40m x 2.23m (7' 10" x 7' 4")

With a front facing window, central heating radiator.

Lounge 4.83m x 3.52m (15' 10" x 11' 7")

With a front facing bay window, fire surround and electric fire, central heating radiator.

Dining Room 3.41m x 2.85m (11' 2" x 9' 4")

With French doors to the conservatory, central heating radiator.

Conservatory 2.89m x 2.53m (9' 6" x 8' 4")

Being uPVC double glazed and brick built with rear facing French doors to the garden, electric heater.

Kitchen 4.27m x 3.48m (14' 0" x 11' 5")

With a good range of fitted wall and base units, worksurfaces, gas hob with extractor, separate double electric oven, integrated dishwasher, fridge and freezer, plumbing for an automatic washing machine, rear window and door.

First Floor

Landing

With storage housing the wall mounted boiler.

Bedroom One 2.95m x 2.95m (9' 8" x 9' 8")

With a fine range of fitted wardrobes and dressing table, front facing window, central heating radiator.

Ensuite

Modern ensuite with shower cubicle and mains shower unit, wash hand basin, low flush w.c, side facing window, central heating radiator, tiling.

Bedroom Two 3.01m x 2.73m (9' 11" x 8' 11")

With a fitted wardrobe and front facing window, central heating radiator.

Bedroom Three 3.26m x 2.82m (10' 8" x 9' 3")

With a rear facing window, central heating radiator.

Bedroom Four 2.74m x 2.61m (9' 0" x 8' 7")

With a rear facing window, central heating radiator.

Bathroom

With a panelled bath and shower attachment, wash hand basin, low flush w.c, extractor, heated towel rail, tiling, rear facing window.

Outside

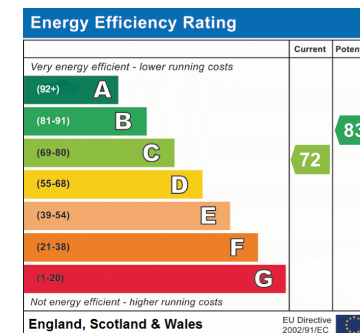
Gardens

Front and rear lawned. The rear being a generous size and enclosed.

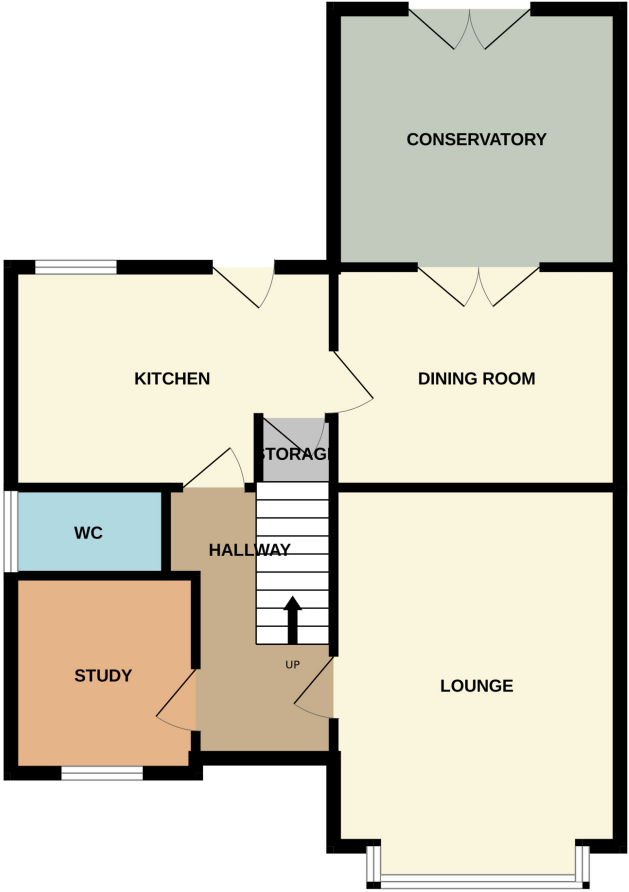
Driveway

With parking for two/three vehicles that leads to the garage.

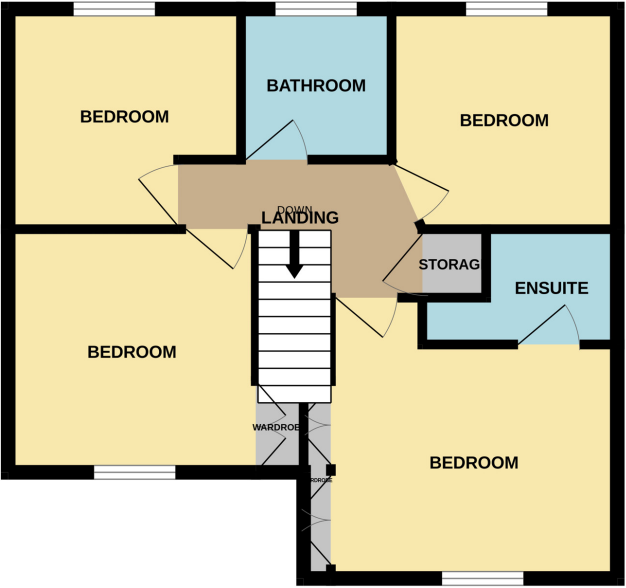
Detached Single Garage



GROUND FLOOR
667 sq.ft. (62.0 sq.m.) approx.



1ST FLOOR
516 sq.ft. (47.9 sq.m.) approx.



TOTAL FLOOR AREA : 1183 sq.ft. (109.9 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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