

FOR  
SALE



5 Hazelwood Grove, Worksop, Nottinghamshire S80 3EW

£300,000 - Freehold



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## PROPERTY SUMMARY

Well presented and decorated two bedroom detached bungalow that has gas central heating and uPVC double glazed windows. Having a high standard of fixtures and fittings, the property is set within a delightful position in this much sought after area. The accommodation comprises of; entrance lobby, lounge/dining room with fire surround and electric fire, Inner hallway, two double bedrooms, bedroom one with built in double wardrobes, most stunning refitted modern shower room. The dining kitchen is fitted to an high standard with integrated appliances, French door leads to the sitting room which in turn leads to the garden. Outside; double width driveway to the front, single integral garage. Well kept front and rear gardens

## POINTS OF INTEREST

- *Well Presented & Decorated*
- *Two Double Bedrooms*
- *Detached Bungalow*
- *GFCH & uPVC DG*
- *High Quality Modern Shower Room*
- *Additional Sitting Room*
- *Driveway & Garage*
- *Most Sought After Area*



## ROOM DESCRIPTIONS

### Accommodation

#### Entrance Lobby

With entrance door, central heating radiator.

#### Lounge/Dining Room 6.03m x 4.49m (19' 9" x 14' 9")

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

#### Inner Hallway

With two storage cupboards, one housing the boiler, loft access.

#### Dining Kitchen 6.43m x 2.58m (21' 1" x 8' 6")

An excellent fitted kitchen with wall and base units, worksurfaces, side facing window, built in gas hob with extractor., separate double electric oven, integrated fridge and freezer, plumbing for an automatic washing machine, tiling to splashback, door to the sitting room.

#### Sitting Room 5.73m x 3.16m (18' 10" x 10' 4")

Spot lightening to the raised ceiling, French doors to the rear garden.

#### Bedroom One 4.06m x 3.40m (13' 4" x 11' 2")

With a rear facing French doors, built in double wardrobe, central heating radiator.

#### Bedroom Two 4.07m x 2.76m (13' 4" x 9' 1")

With a rear facing window, central heating radiator.

#### Shower Room

Most stunning modern suite with double shower area and mains shower, wash hand basin set within a vanity unit, low flush w.c, side facing window, central heating radiator, tiling to all splashbacks.

### Outside

#### Gardens

Attractive, well stocked and laid out front and rear gardens. The rear with patio/decking and being enclosed.

#### Double Width Driveway

#### Garage

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		81
(69-80)	C	69	
(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

