

FOR  
SALE



5 Cotterhill Close, Worksop, Nottinghamshire S81 7QX

£300,000 - Freehold



78, Bridge Street, Worksop, S80 1JA 01909 509001 [info@bartropanddilks.co.uk](mailto:info@bartropanddilks.co.uk)

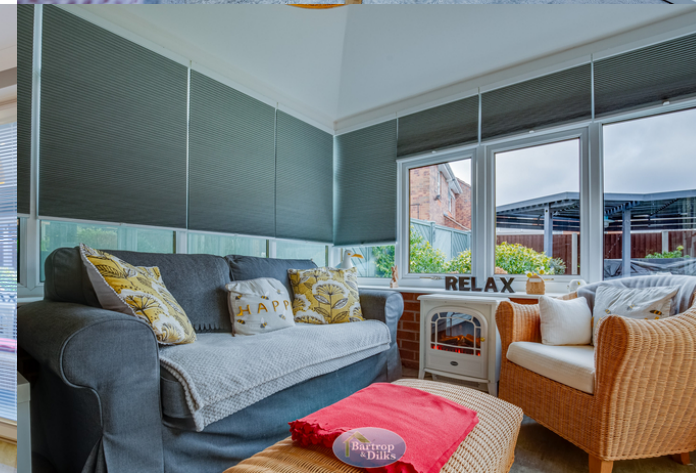


## PROPERTY SUMMARY

Viewing is essential to fully appreciate the quality of fixtures and fittings on offer in this immaculate, well presented and decorated four bedroom extended detached home that has gas central heating and uPVC double glazed windows. Being set within this much sought after, in a cul de sac location, the property is much improved with the accommodation comprising of, entrance hallway, W.C, lounge with fire surround and electric fire, delightful fitted modern breakfast kitchen with high range units and integrated appliances, rear sitting room. The garage has been converted to provide a front storm porch section that leads via French doors to a utility which in turn leads to a storage/coat room. On the first floor; landing, four bedrooms, bedroom one with stunning ensuite and modern family bathroom. Outside; low maintenance style front and rear gardens, the rear being well laid out with extensive patio, double blocked paved driveway to the front. Viewing Highly Advised.

## POINTS OF INTEREST

- *Cul De Sac Location*
- *High Specification Throughout*
- *Immaculately Presented*
- *Well Decorated*
- *Four Bedroom*
- *Extended Detached*
- *Gas Central Heating*
- *uPVC Double Glazed*
- *Double Width Driveway*
- *Garage Conversion*



## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Hallway

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

#### W.C

With refitted modern suite that has a low flush w.c, side facing window, wash hand basin with vanity unit, tiling, central heating radiator, There is a area for plumbing for an automatic washing machine.

#### Lounge 5.14m x 3.18m (16' 10" x 10' 5")

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

#### Breakfast/Dining Kitchen 6.56m x 3.31m (21' 6" x 10' 10")

A high quality fitted kitchen with wall and base fitted units, Corian worksurfaces, bowl and half sink with mixer tap, two rear facing windows, side door, spot lighting, induction hob with ceiling extractor, integrated dishwasher, separate oven, microwave oven with warming draw below. French doors to sitting room.

#### Sitting Room 2.87m x 2.82m (9' 5" x 9' 3")

Overlooking the rear garden with side facing French doors, spot lighting.

#### Utility Room 2.78m x 2.05m (9' 1" x 6' 9")

Having been used as a dog washing room and being part of the former garage with front entrance door that is protected by electric rolling garage door to give a storm entrance area, fitted units, sink unit with mixer tap, door to the coat/boot room.

#### Coat/Boot Room 2.50m x 2.02m (8' 2" x 6' 8")

With a door leading to the entrance hallway.

### First Floor

#### Landing

With a side facing window, storage cupboard.

#### Bedroom One 3.77m x 2.89m (12' 4" x 9' 6")

With fitted wardrobes, wall mounted air con unit, rear facing window, central heating radiator.

#### Ensuite

Delightful suite with shower cubicle and mains shower unit, wash hand basin, heated towel rail, side facing window, low flush w.c, tiling.

#### Bedroom Two 3.09m x 2.76m (10' 2" x 9' 1")

With a triple built in wardrobe, front facing window, central heating radiator.

#### Bedroom Three 4.02m x 3.47m (13' 2" x 11' 5")

With a front facing dormer window, central heating radiator.

#### Bedroom Four 3.06m x 1.77m (10' 0" x 5' 10")

With a rear facing window, central heating radiator.

#### Family Bathroom

High quality modern refitted bathroom with panelled bath and electric shower above, low flush w.c, wash hand basin in a vanity unit, wall mounted mirror with hand lighting to switch on, side facing window, extractor, tiling, heated towel rail.

### Outside

#### Block Paved Driveway

Providing ample parking to the front.

#### Gardens

Artificial lawns to the front and rear, the rear garden with extensive Indian stone patio, shrubs, fitted canopy, garden shed.

