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FOR SALE

£275,000

135 Harlequin Drive, Worksop, Nottinghamshire. S81 7SP



Viewing is essential to fully appreciate the high quality of fixtures and fittings on offer in the most stunning, well presented and attractively decorated three bedroom semi detached home that has gas central heating and uPVC double glazed windows, On a private road of just houses, the property has delightful, generous sized accommodation and was built by David Wilson homes. Having NHBC certificate still valid, the accommodation comprises of; entrance hallway, W.C , utility area, study/occasional bedroom four, rear family/dining/kitchen with excellent fitted units and integrated appliances, French doors to the rear garden. On the first floor; landing, rear lounge, master bedroom with ensuite. On the second floor; landing, two further double bedrooms (all bedrooms with fitted wardrobes) family bathroom. Outside; double parking to the front, enclosed low maintenance rear garden. The property is protected by an alarm and CCTV. Being set within easy access to the M1 and A1 motorway networks.



## Ground Floor

### Entrance Hallway

With entrance door, central heating radiator, stairs to the first floor, storage/utility area with plumbing for an automatic washing machine.

### W.C

With a low flush w.c, wash hand basin, tiling, central heating radiator.

### Study/Occasional Bedroom Four 2.40m x 1.99m (7' 10" x 6' 6")

With a front facing window, central heating radiator.

### Kitchen/Dining/Family Room 6.83m x 4.17m (22' 5" x 13' 8")

Excellent room for the family to use as the /hub' of the house with French doors in a bay from the dining area to the rear garden, central heating radiator. The kitchen with a fine range of fitted wall and base units, quartz worksurfaces with inset sink unit and mixer tap, gas hob with extractor above, integrated oven, dishwasher, fridge and freezer, spots lighting.

## First Floor

### Landing

With stairs to the second floor, built in double storage.

### Rear Lounge 4.28m x 3.36m (14' 1" x 11' 0")

With two rear facing windows, central heating radiator.

### Master Bedroom 3.62m x 3.34m (11' 11" x 10' 11")

With mirror fronted wardrobes to one wall, central heating radiator, two front facing windows.

### Ensuite

Modern white suite with double shower cubicle and mains shower unit, wash hand basin, low flush w.c, extractor, shaver point, heated towel rail.

## Second Floor

### Landing

### Bedroom Two 4.17m x 3.80m (13' 8" x 12' 6")

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

### Bedroom Three 4.19m x 2.76m (13' 9" x 9' 1")

With two rear facing Velux windows, fitted triple wardrobe, central heating radiator.

### Family Bathroom

Fitted with a white suite that comprises of; panelled bath and mains shower, wash hand basin, low flush w.c, heated towel rail., tiling.

## Outside

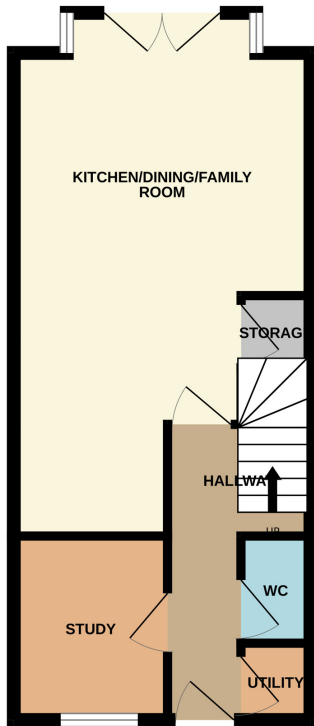




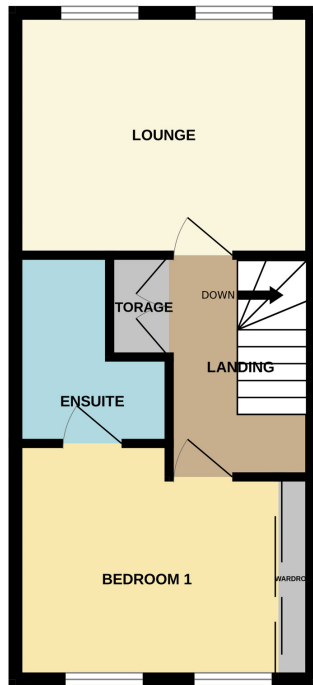




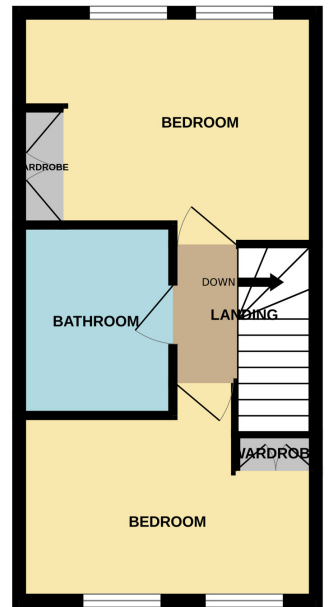
GROUND FLOOR  
373 sq.ft. (34.7 sq.m.) approx.



1ST FLOOR  
359 sq.ft. (33.4 sq.m.) approx.



2ND FLOOR  
317 sq.ft. (29.4 sq.m.) approx.



TOTAL FLOOR AREA : 1049 sq.ft. (97.4 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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