

REDUCED



44 Fennec Drive, Worksop, Nottinghamshire S81 8GZ

£260,000 - Freehold

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PROPERTY SUMMARY

Only by viewing can the prospective buyers fully appreciate the quality on offer in this exceptional, well decorated and presented three bedroom, three story semi detached home that has gas central heating and uPVC double glazed windows. Having a high specification throughout, offering 1228 sq ft in accommodation, the property has been improved by the current owners with many upgrades from the new build purchase. Offering delightful family accommodation with the benefit of two ensuites which comprises of; entrance hallway, W.C, lounge overlooking the rear garden with French doors, delightful fitted kitchen with integrated appliances, dining room. On the first floor; landing, bedrooms two and three, bedroom two with a ensuite, family bathroom which can be accessed directly from the third bedroom . On the second floor; landing, master bedroom with dressing room that has excellent fitted wardrobes to two walls, ensuite. Outside; front and rear gardens, the rear with patio. There is a summerhouse for purchase that is negotiable with the owners. Driveway down the side. Viewing Highly Recommended.

POINTS OF INTEREST

- *Viewing Highly Recommended*
- *Immaculately Presented & Decorated*
- *Three Storey Living*
- *Three Bedroom Semi Detached*
- *GFCH & uPVC DG*
- *High Quality Build and Specification*
- *Bedroom One with Ensuite/Dressing Room*
- *Bedroom Two with Ensuite*
- *Driveway*
- *Sought After Area*



ROOM DESCRIPTIONS

Ground Floor

Entrance Hallway

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

W.C

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

Lounge 4.67m x 4.10m (15' 4" x 13' 5")

With a rear facing bay window with French doors to the garden, central heating radiator.

Dining Room 2.78m x 2.49m (9' 1" x 8' 2")

With a front facing window, central heating radiator. archway to the kitchen.

Kitchen 3.26m x 2.49m (10' 8" x 8' 2")

An excellent range of wall and base fitted units, worksurfaces, bowl and half sink unit with mixer tap, side facing window, enclosed boiler, integrated dishwasher, washing machine, fridge and freezer. four ring gas hob with extractor above and separate electric oven.

First Floor

Landing

With access door with stairs that lead to the second floor.

Bedroom Two 4.21m x 3.13m (13' 10" x 10' 3")

With a front facing window, central heating radiator.

Ensuite

Modern ensuite with double glass shower cubicle and mains shower unit, wash hand basin, low flush w.c front facing window, central heating radiator, extractor.

Bedroom Three 4.67m x 2.47m (15' 4" x 8' 1")

With two rear facing windows, central heating radiator.

Family Bathroom

Excellent high quality suite that has access from the landing and bedroom three with panelled bath, mains shower and glass shower screen, wash hand basin, low flush w.c, tiling to walls and floor, extractor, central heating radiator.

Second Floor

Master Bedroom 4.89m x 3.63m (16' 1" x 11' 11")

Delightful bedroom with front facing dormer window and central heating radiator.

Dressing Room 2.29m x 2.28m (7' 6" x 7' 6")

With high range fitted wardrobes to either side, dressing table space, rear facing Velux window.

Ensuite

Modern ensuite with double glass shower cubicle and mains shower unit, wash hand basin, low flush w.c rear facing Velux window, central heating radiator, extractor.

Outside

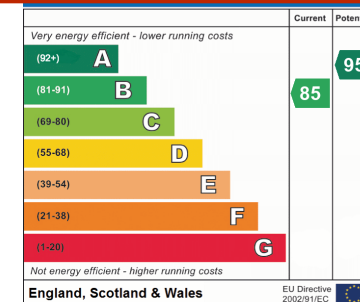
Gardens

Front and rear lawned gardens, the rear with patio and being enclosed.

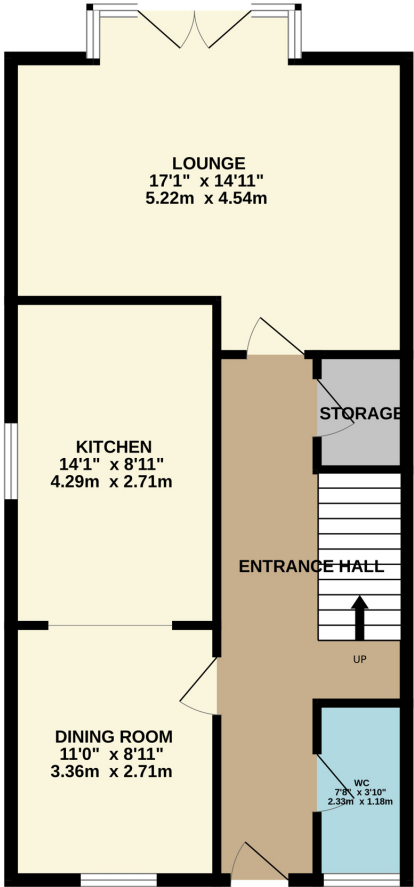
Driveway

Summerhouse

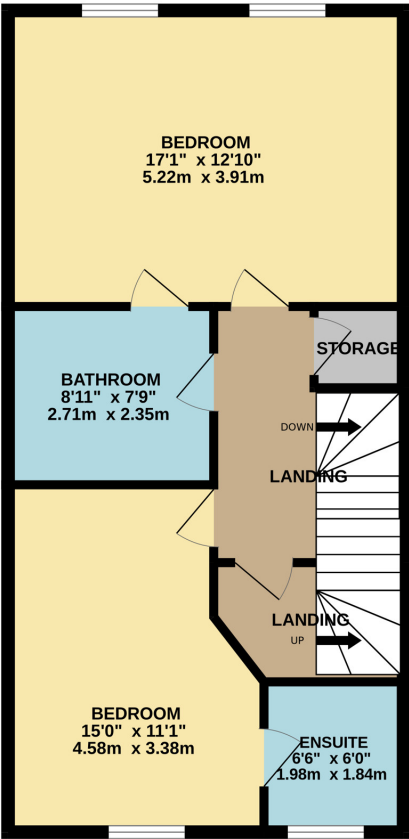
Negotiable to purchase with the owners being fully insulated, full electrics and hook up outside lights. Bluetooth heater and acoustically treated floor.



GROUND FLOOR



1ST FLOOR



2ND FLOOR

