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FOR SALE

£380,000

45 Water Meadows, Worksop, Nottinghamshire. S80 3DF



Offered for sale within our Signature Range with viewing being most highly recommended is this well presented and attractively decorated four bedroom extended detached family home that has gas central heating and uPVC double glazed windows. Being set in Worksop's premier residential area and within access to the M1 and A1 motorway networks, the property has a high standard of fixtures and fittings and offers delightful family accommodation. In brief comprises of; entrance hallway, W.C, lounge with fire surround and electric fire, dining room, conservatory overlooking the rear garden, breakfast kitchen with split level cooker, utility room and study. On the first floor; landing, four bedrooms, bedrooms one and two with fitted wardrobes and the master bedroom also having an ensuite. Family bathroom with four piece suite. Outside; attractive front and rear gardens that are well stocked and laid out, ample driveway and double garage. Viewing Highly Advised.

Ground Floor

Entrance Hallway

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

W.C

Modern refitted suite with low flush w.c, wash hand basin with vanity unit, front facing window, heated towel rail, tiling.

Lounge 6.15m x 3.62m (20' 2" x 11' 11")

With a front facing window, fire surround and electric fire, two central heating radiators, French door to the conservatory.

Dining Room 4.15m x 3.10m (13' 7" x 10' 2")

With a central heating radiator, sliding patio doors to the conservatory.

Conservatory 6.12m x 2.71m (20' 1" x 8' 11")

Being uPVC double glazed and brick built with central heating radiator and French doors to the rear garden.

Breakfast Kitchen 4.21m x 2.52m (13' 10" x 8' 3")

With a fine range of fitted wall and base units, drawers, worksurfaces, bowl and half sink unit with mixer tap, electric hob, double oven and extractor, plumbing for an dishwasher, rear facing window, central heating radiator, tiling.

Utility Room 3.12m x 2.32m (10' 3" x 7' 7")

With wall and base units, sink unit with mixer tap, door to the side porch, plumbing for an automatic washing machine, rear facing window, central heating radiator.

Side Porch

With French doors to the side garden path.

Study 3.61m x 2.81m (11' 10" x 9' 3")

With a front facing window, central heating radiator.

First Floor

Landing

With a front facing window, central heating radiator, storage cupboard.

Bedroom One 6.02m x 4.15m (19' 9" x 13' 7")

With front and rear facing windows, central heating radiator, fitted wardrobe and drawers to one wall.

Ensuite

Modern suite with glass cubicle and electric shower, wash hand basin with vanity unit, low flush w.c, rear window, tiling, heated towel rail.

Bedroom Two 4.21m x 4.02m (13' 10" x 13' 2")

With fitted wardrobes, rear facing window, central heating radiator.





