

FOR
SALE



17 Willow Close, Worksop, Nottinghamshire S80 1XF

£300,000 - Freehold

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PROPERTY SUMMARY

Offered for sale with no chain being involved and set in this much sought after area is this well presented three bedroom detached bungalow that has gas central heating and uPVC double glazed windows. Set on a most generous size plot with gardens to the front, side and rear, the property requires an early viewing with the accommodation comprising of; entrance hallway, lounge/dining room being 8.12m in length overall having a fire surround and gas fire with French doors to the rear garden, kitchen with hob, extractor and double oven, Inner hallway which leads to three bedrooms and the shower room. Outside; front, side and rear gardens, driveway and garage. Viewing Highly Advised.

POINTS OF INTEREST

- *No Chain Involved*
- *Premier Area of Worksop*
- *Cul De Sac Location*
- *Three Bedroom*
- *Detached Bungalow*
- *Gas Central Heating*
- *uPVC Double Glazed*
- *Generous Garden*
- *Driveway*
- *Garage*



ROOM DESCRIPTIONS

Accommodation

Entrance Hallway

With entrance door, double storage cupboard, door to the inner hallway/bedrooms.

Lounge/Dining Room 8.12m x 3.63m (26' 8" x 11' 11")

Measurements being max with fire surround and gas fire, central heating radiator, front facing window, rear facing French doors.

Kitchen 3.58m x 2.70m (11' 9" x 8' 10")

With a good range of fitted wall and base units, worksurfaces, sink unit, gas hob with extractor, separate double oven, plumbing for an automatic washing machine, integrated dishwasher, rear window and door.

Inner Hallway

With access to the bedrooms and garage, central heating radiator.

Bedroom One 3.90m x 3.55m (12' 10" x 11' 8")

With a rear facing window, central heating radiator.

Bedroom Two 3.56m x 2.67m (11' 8" x 8' 9")

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

Bedroom Three 3.06m x 2.83m (10' 0" x 9' 3")

With a side facing window, central heating radiator.

Shower Room

Fitted with a shower cubicle and mains shower unit, low flush w.c, wash hand basin set within a vanity unit, heated towel rail, rear facing window, tiling.

Outside

Gardens

Well stocked and laid out front, rear/side gardens. The rear/side with lawn, borders, shrubs and being of a generous size.

Driveway

Garage

With electric up and over door, three side facing windows.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	68
(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

