

FOR  
SALE



9 Rowan Crescent Nottinghamshire, WORKSOP S80 1BA

£310,000 - Freehold

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## PROPERTY SUMMARY

Viewing is essential for this well presented and decorated three double bedroom extended detached family home that has gas central heating and uPVC double glazed windows. Offered for sale within our Signature Range and set in this most desirable area, the property has been much improved by the current owners. The accommodation comprises of; entrance porch, entrance hallway, lounge, extended dining/sitting room, breakfast kitchen with a good range of fitted units, occasional room, side porch, W.C. On the first floor; landing, three double bedrooms and immaculate bathroom. Outside; attractive front and rear gardens, driveway and garage. Viewing Highly Advised.

## POINTS OF INTEREST

- *Highly Sought After Area*
- *Immaculately Presented*
- *Well Decorated*
- *Three Bedroom*
- *Extended Detached*
- *GFCH & uPVC DG*
- *Driveway & Garage*
- *Attractive Gardens*
- *Viewing Highly Advised*
- *High Quality Fixtures and Fittings*



## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Porch

With entrance door, door to the hallway.

#### Hallway

With central heating radiator, stairs to the first floor, front facing window.

#### Lounge 4.91m x 4.31m (16' 1" x 14' 2")

With a front facing window, central heating radiator.

#### Extended Dining/Sitting Room 5.23m x 3.21m (17' 2" x 10' 6")

With rear and side facing windows, two central heating radiators.

#### Kitchen 4.10m x 3.02m (13' 5" x 9' 11")

A well fitted kitchen with wall and base fitted units, worksurfaces, sink unit, gas hob, electric oven, extractor, tiled floor, rear window, central heating radiator.

#### Side Porch

With entrance door, door to the garage, kitchen and rear occasional room.

#### W.C

With a low flush w.c,

#### Occasional Room 3.81m x 3.47m (12' 6" x 11' 5")

With a storage cupboard, rear window, door to the rear garden.

### First Floor

#### Landing

With a side facing window.

#### Bedroom One 4.12m x 4.11m (13' 6" x 13' 6")

With a front facing window, central heating radiator.

#### Bedroom Two 3.75m x 2.85m (12' 4" x 9' 4")

With a rear facing window, central heating radiator.

#### Bedroom Three 3.53m x 3.02m (11' 7" x 9' 11")

With a rear facing window, central heating radiator.

### Bathroom

With a suite that comprises of; panelled bath, wash hand basin, low flush w.c, front facing window, central heating radiator, tiling.

### Outside

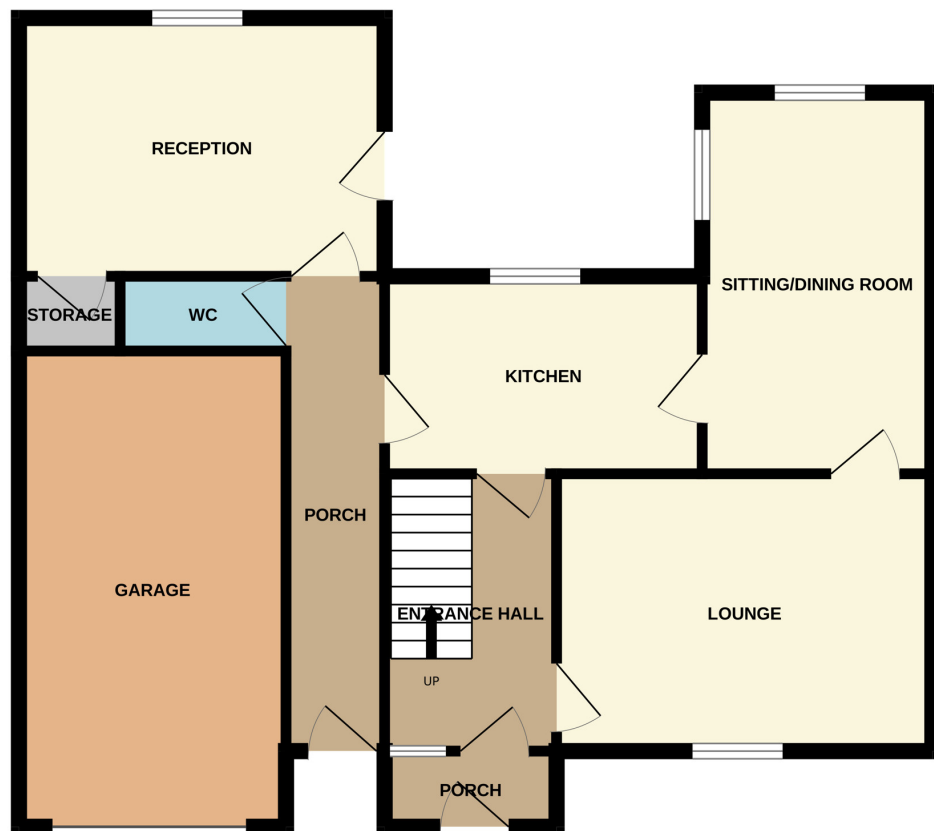
#### Gardens

Well laid out and stocked front and rear gardens, the rear being enclosed and not overlooked.

#### Driveway

#### Garage

GROUND FLOOR



1ST FLOOR

