

FOR
SALE



9 Cross Field Drive, Woodsetts, Worksop, Nottinghamshire S81 8SP

£318,500 - Freehold



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PROPERTY SUMMARY

Viewing is essential for this well presented and attractively decorated four bedroom detached family home that has gas central heating and uPVC double glazed windows. Being set within a cul de sac in this most sought after Village, the property has a high standard of fixtures and fittings throughout and offers delightful family accommodation. In brief comprises of; entrance lobby, lounge with fire surround and gas fire, dining room, excellent fitted breakfast kitchen with integrated appliances, W.C. On the first floor; open landing, four bedrooms, bedroom one with ensuite shower room. modern family bathroom. Outside; well laid out and stocked front and rear gardens, double width driveway, single integral garage. Viewing advised.

POINTS OF INTEREST

- *Viewing Highly Recommended*
- *High Quality Fixtures and Fittings*
- *Sought After Area*
- *Four Bedroom Detached*
- *Well Presented*
- *Gas Central Heating*
- *uPVC Double Glazed*
- *Double Width Driveway*
- *Garage*
- *Attractively Presented*



ROOM DESCRIPTIONS

Ground Floor

Entrance Lobby

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

Lounge 4.96m x 3.90m (16' 3" x 12' 10")

With a front facing window, fire surround and gas fire, central heating radiator, archway to the dining room.

Dining Room 3.23m x 2.52m (10' 7" x 8' 3")

With rear facing double French doors, central heating radiator.

Breakfast Kitchen 5.05m x 3.40m (16' 7" x 11' 2")

Delightful fitted kitchen with a good range of cream base and wall units, worksurfaces having a one and a half bowl sink unit, Integrated appliances comprise of a Stoves five ring gas cooker (included in the sale) with extractor canopy, larder fridge, microwave oven, dishwasher and washing machine. There is a useful walk in storage pantry, central heating radiator and rear double glazed door and window. Connecting door to the garage and a further door to the WC.

W.C

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

First Floor

Landing

With a cylinder airing cupboard, loft access, front facing window.

Bedroom One 3.90m x 2.97m (12' 10" x 9' 9")

With a front facing window, central heating radiator.

Ensuite

Fitted with a modern suite that comprises of; shower enclosed with mains shower unit, wash hand basin, low flush w.c, side facing window, tiling to splashbacks, heated towel rail.

Bedroom Two 3.78m x 2.79m (12' 5" x 9' 2")

With a front facing window, central heating radiator.

Bedroom Three 3.43m x 2.78m (11' 3" x 9' 1")

With a rear facing window, central heating radiator.

Bedroom Four 3.45m x 2.19m (11' 4" x 7' 2")

With a rear facing window, central heating radiator.

Bathroom

Having a panelled bath with shower over, low flush WC, vanity hand wash basin, a vanity mirror, heated towel rail, panelling to the ceiling, and benefitting from underfloor heating. Double glazed window to the rear.

Outside

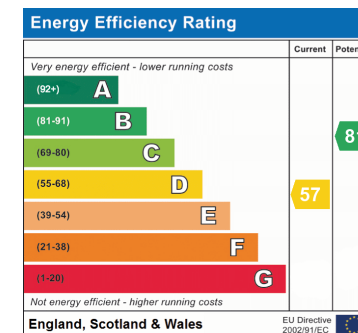
Gardens

The property enjoys a cul de sac position with a lawned area to the front.

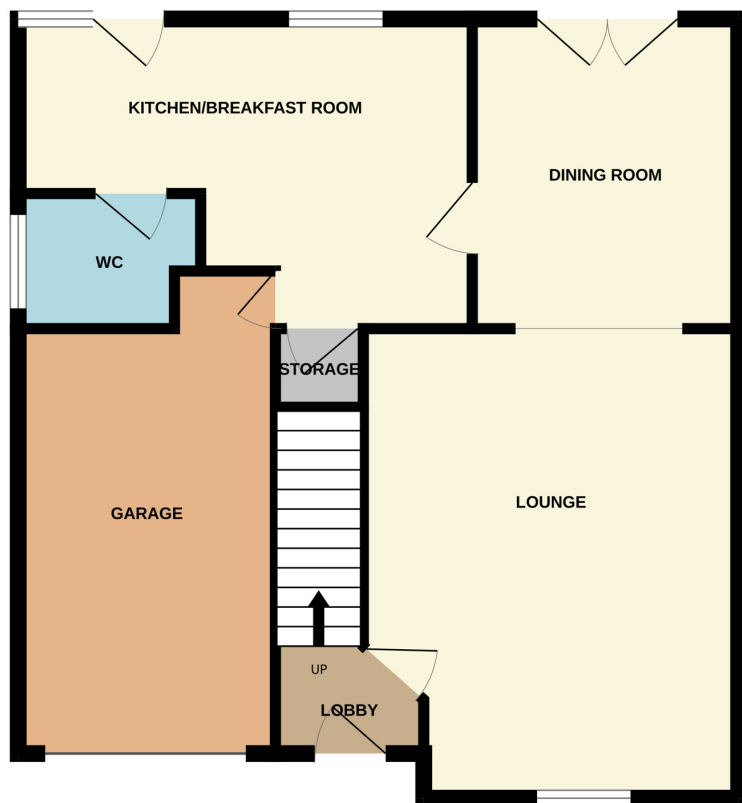
To the rear is a shaped lawn with a paved patio. Mature pear and plum trees, storage area to the side of the house and a timber shed included in the sale.

Double Width Driveway

Garage



GROUND FLOOR



1ST FLOOR

