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FOR SALE

£290,000

46 Curzon Drive Nottinghamshire, WORKSOP. S81 0LP



Offered for sale with no chain being involved with an early viewing being highly recommended is this well presented and decorated three bedroom detached bungalow that has gas central heating and uPVC double glazed windows. Being set in this highly sought after area within access to local amenities, the accommodation comprises of; entrance porch, Inner hallway, lounge, dining room, modern fitted kitchen with hob, double oven and extractor, conservatory. There are three bedrooms and four piece fitted white bathroom suite. Outside; front and rear gardens, the rear being a generous size with extensive patio area, ample parking to the front and side, garage. To the rear is a home office that provides many uses. Viewing advised.



## Accommodation

### Entrance Porch

With French opening doors, door to the hallway.

### Hallway

with a central heating radiator, useful walk in storage.

### Lounge 4.64m x 3.92m (15' 3" x 12' 10")

With a front facing window, central heating radiator.

### Dining Room 3.76m x 3.30m (12' 4" x 10' 10")

With sliding patio doors to the conservatory, sliding door to the kitchen, laminate flooring.

### Kitchen 2.78m x 2.40m (9' 1" x 7' 10")

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

### Conservatory 4.43m x 2.40m (14' 6" x 7' 10")

Being uPVC double glazed with door to the garden.

### Bedroom One 3.95m x 3.37m (13' 0" x 11' 1")

With a front facing window, central heating radiator.

### Bedroom Two 3.23m x 3.06m (10' 7" x 10' 0")

With a rear facing window, central heating radiator.

### Bedroom Three 3.02m x 2.20m (9' 11" x 7' 3")

With a rear facing window, central heating radiator.

### Bathroom

Modern four piece suite with panelled bath, shower cubicle and shower unit, wash hand basin within a vanity unit, low flush w.c, tiling, central heating radiator.

### Outside

#### Gardens

Front and rear gardens. The front being low maintenance, the rear being a generous size with lawn and extensive patio.

#### Driveway

Ample parking to the front, side and rear of the property.

#### Garage

#### Home Office

A former garage that if needed could be converted back.









GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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