

FOR  
SALE



33 Beaufort Way, Worksop, Nottinghamshire S81 7NF

£230,000 - Freehold



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## PROPERTY SUMMARY

Set within this much sought after area and offered for sale with no chain involved is this well presented and decorated three bedroom detached home that has gas central heating and uPVC double glazed windows. Positioned with a cul de sac with an internal inspection being highly recommended, the accommodation comprises of; entrance porch, lounge, dining room with sliding patio doors to the conservatory, well fitted kitchen. On the first floor; landing, three bedrooms, bedroom one with an ensuite and white family bathroom suite. Outside; front and rear gardens, driveway and garage.

## POINTS OF INTEREST

- *No Chain Involved*
- *Well Decorated & Presented*
- *Viewing Highly Recommended*
- *Three Bedroom Detached*
- *Gas Central Heating*
- *Two Reception Rooms & Conservatory*
- *uPVC Double Glazed*
- *Bedroom 1 with Ensuite*
- *Driveway & Garage*
- *Cul De Sac Location*



## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Porch

With entrance door, doors to the lounge, side facing window.

#### Lounge 4.23m x 3.19m (13' 11" x 10' 6")

With a front facing window, central heating radiator.

#### Dining Room 3.52m x 3.16m (11' 7" x 10' 4")

With stairs to the first floor, central heating radiator, rear facing sliding patio doors to the conservatory.

#### Conservatory 3.53m x 3.17m (11' 7" x 10' 5")

Being uPVC double glazed French doors.

#### Kitchen 3.08m x 2.12m (10' 1" x 6' 11")

A well fitted kitchen with wall and base fitted units, worksurfaces, bowl and half sink unit with mixer tap, plumbing for an automatic washing machine, rear window, tiling.

### First Floor

#### Landing

Loft access with loft ladder.

#### Bedroom One 3.87m x 3.15m (12' 8" x 10' 4")

With a front facing window, central heating radiator.

#### Ensuite

With a shower cubicle and mains shower, wash hand basin with vanity unit, low flush w.c, extractor, side facing window.

#### Bedroom Two 3.19m x 2.51m (10' 6" x 8' 3")

With a rear facing window, central heating radiator.

#### Bedroom Three 2.67m x 2.48m (8' 9" x 8' 2")

With a front facing window, laminate flooring, central heating radiator.

#### Bathroom

Fitted with a modern white suite that comprises of; panelled bath and electric shower, wash hand basin, low flush w.c, rear facing window. enclosed boiler, spot lighting to the ceiling.

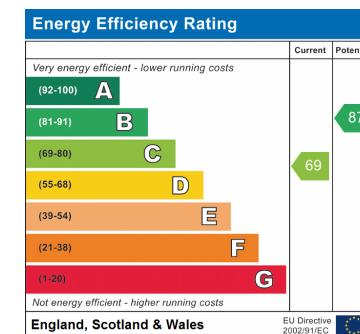
### Outside

#### Gardens

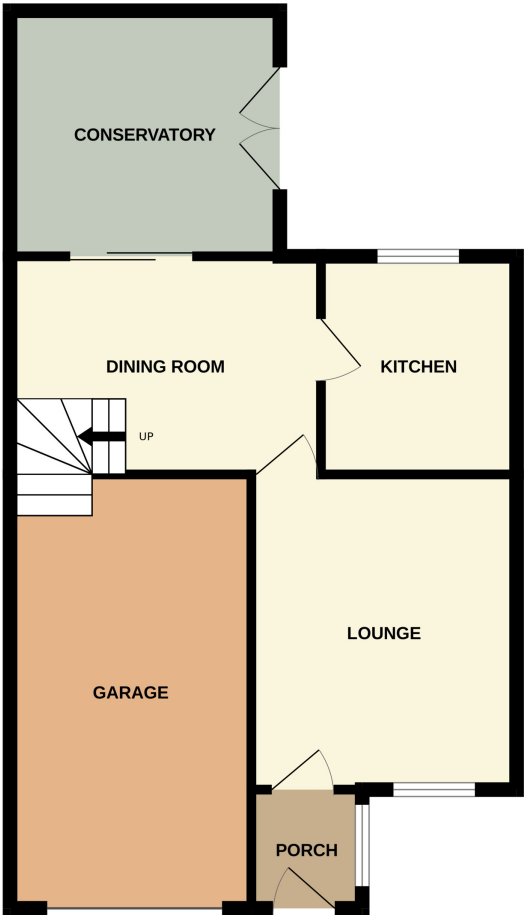
Front and rear lawned gardens, the rear being enclosed with decking.

#### Driveway

#### Garage



GROUND FLOOR



1ST FLOOR

