

FOR  
SALE



4 Ash Tree Close, Shireoaks, Worksop, Nottinghamshire S81 8FW

£315,000 - Freehold

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## PROPERTY SUMMARY

Set on the ever popular Oak Tree Park estate in Shireoaks and built by Stancliffe Homes is this well presented and decorated four bedroom detached family home that has gas central heating and uPVC double glazed windows. Having a high standard of fixtures and fittings throughout, the property fully requires an internal inspection to appreciate the quality on offer. Set within a cul de sac location, the accommodation comprises of; entrance hallway, W.C, lounge, most stunning fitted dining kitchen with integrated appliances and induction hob, extractor, double electric oven, Bi-folding doors to the rear garden, enclosed utility area. On the first floor; landing, four bedrooms, bedroom one with modern ensuite shower room, bedrooms two and three with fitted wardrobes, high quality fitted bathroom suite. Outside; gardens to the front and rear, the rear with lawn, patio and pond, driveway with ample parking, detached garage.

## POINTS OF INTEREST

- *High Quality Fixtures and Fittings*
- *Immaculately Presented*
- *Four Bedroom Detached*
- *GFCH and uPVC DG*
- *Delightful Dining Kitchen with Quality Units*
- *Bi-Fold Doors to the Rear*
- *Bedroom One with Ensuite*
- *Built by Stancliffe Homes*
- *Very Sought After Village*
- *Viewing Highly Recommended*



## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Hallway

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

#### W.C

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

#### Lounge 5.82m x 3.27m (19' 1" x 10' 9")

With a front facing window, central heating radiator.

#### Dining Kitchen 5.83m x 4.21m (19' 2" x 13' 10")

An improved kitchen and utility layout to now incorporate one room with the utility goods and plumbing being located behind a full floor to ceiling unit with side door.

The high quality fitted dining kitchen has a leather bench seating unit to one wall, ideal with a dining table for 6/8 guests., There are wall and base units, quartz worksurfaces, bowl and half sink unit with mixer tap, integrated microwave, fridge, freezer, dishwasher, built in five ring induction hob with extractor above, double oven, rear facing window, rear facing Bi-Folding doors, tiled floor, central heating radiator.

### First Floor

#### Landing

With loft access, double storage cupboard, side facing window.

#### Bedroom One 4.38m x 3.19m (14' 4" x 10' 6")

With a front facing window, central heating radiator.

#### Ensuite

Modern high quality suite with double shower cubicle and mains shower unit, wash hand basin, low flush w.c, side facing window, tiling to splashbacks, shaver point, extractor, heated towel rail.

#### Bedroom Two 3.50m x 2.86m (11' 6" x 9' 5")

With a rear facing window, central heating radiator.

#### Bedroom Three 2.93m x 2.54m (9' 7" x 8' 4")

With fitted wardrobes, rear facing window, central heating radiator.

#### Bedroom Four 2.65m x 2.23m (8' 8" x 7' 4")

With fitted wardrobes, front facing window, central heating radiator.

#### Bathroom

Modern Luxury suite with panelled bath, wash hand basin, low flush w.c, side facing window, tiling to splashbacks, shaver point, extractor, heated towel rail.

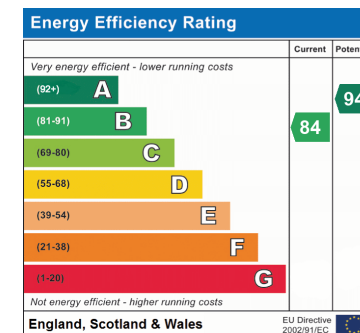
### Outside

#### Gardens

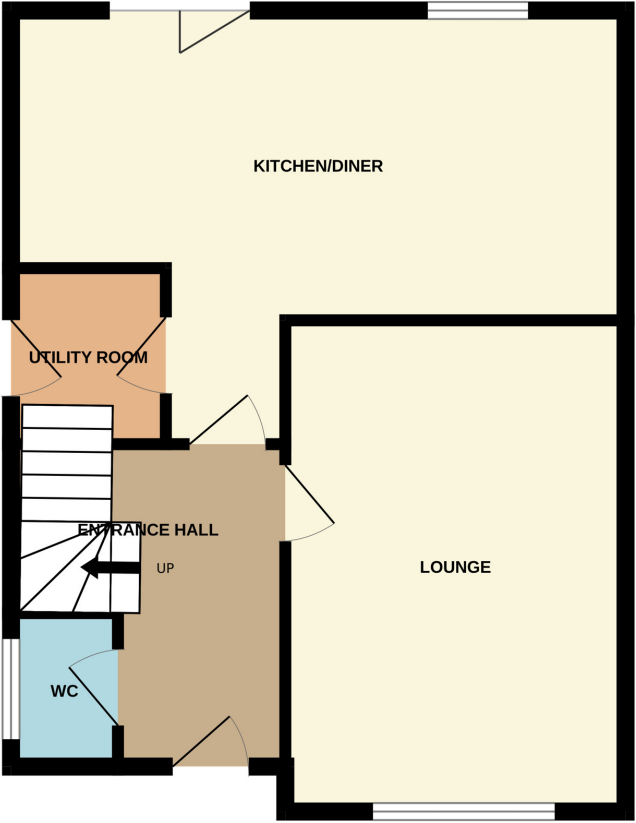
Front and rear lawned gardens. The rear being enclosed with patio and garden pond.

#### Driveway

#### Garage



GROUND FLOOR



1ST FLOOR

