

REDUCED



6 Wavell Close, Worksop, Nottinghamshire S81 7RL

OFFERS IN EXCESS OF £300,000 - Freehold



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## PROPERTY SUMMARY

OFFERS IN EXCESS OF £300,000

Viewing is essential to fully appreciate this much improved, well presented and immaculately decorated four bedroom extended detached home that has gas central heating and uPVC double glazed windows. Being set within this sought after area with the property having a high standard of fixtures and fittings throughout, the accommodation in brief comprises of; entrance hallway, refitted W.C, lounge with French doors to the rear garden and patio, dining room, most stunning extended dining kitchen with a high range of fitted unit and integrated appliances, Bi-Folding doors to the rear garden. On the first floor; landing, four bedrooms, three bedrooms with built in wardrobes, bedroom one with a superb refitted ensuite with double walk in shower, family bathroom that is modern and to the highest range. Outside; split level rear south facing garden that is well laid out and stocked, ample parking to the front, garage. The property is also protected by CCTV and a alarm system. Viewing Highly Recommended.

## POINTS OF INTEREST

- High Quality Fixtures and Fittings
- Viewing Highly Recommended
- Four Bedroom Detached
- Superb Extended Accommodation
- Gas Central Heating
- uPVC Double Glazed
- Ample Parking
- Garage
- Sought After Area
- Close To All Local Amenities



## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Hallway

With entrance door, MPV flooring, double storage cupboards, central heating radiator, stairs to the first floor, door to the garage.

#### W.C

Refitted modern suite with low flush w.c, wash hand basin, side facing window, tiling, central heating radiator.

#### Lounge 4.95m x 3.86m (16' 3" x 12' 8")

With a rear bay window incorporating French doors to the garden, fire surround and gas fire, central heating radiator.

#### Dining Room 3.38m x 2.66m (11' 1" x 8' 9")

With two front facing windows, central heating radiator.

#### Extended Dining Kitchen 7.09m x 2.94m (23' 3" x 9' 8")

A most stunning refitted and extended kitchen with quality fitted wall and base units Quartz worksurfaces, sink unit with mixer tap, integrated wine cooler, fridge, freezer, washing machine, dishwasher, microwave and oven. Gas hob with extractor above, spot lighting to the ceiling, central heating radiator, Bi-Folding doors to the rear with integrated blinds, Velux window.

### First Floor

#### Landing

With cylinder airing cupboard, loft access, side facing window, central heating radiator.

#### Bedroom One 3.96m x 3.17m (13' 0" x 10' 5")

With an excellent range of fitted wardrobes and drawers to two walls, two front facing windows, central heating radiator.

#### Ensuite

High quality refitted modern ensuite with double walk in shower with mains shower, wash hand basin with vanity unit, wall fitted mirror, low flush w.c, heated towel rail, tiling, front facing window.

#### Bedroom Two 3.39m x 2.40m (11' 1" x 7' 10")

With built in double wardrobe, rear facing window, central heating radiator.

#### Bedroom Three 3.36m x 2.39m (11' 0" x 7' 10")

With built in double wardrobe, rear facing window, central heating radiator.

#### Bedroom Four 2.64m x 1.92m (8' 8" x 6' 4")

With a rear facing window, central heating radiator.

#### Bathroom

Stunning refitted family bathroom with panelled bath and shower attachment, wash hand basin with vanity unit, wall fitted mirror, low flush w.c, heated towel rail, tiling, side facing window, spots.

### Outside

#### Driveway

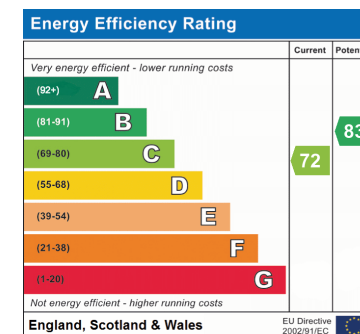
Ample parking to the front for 4/6 vehicle's.

#### Garage

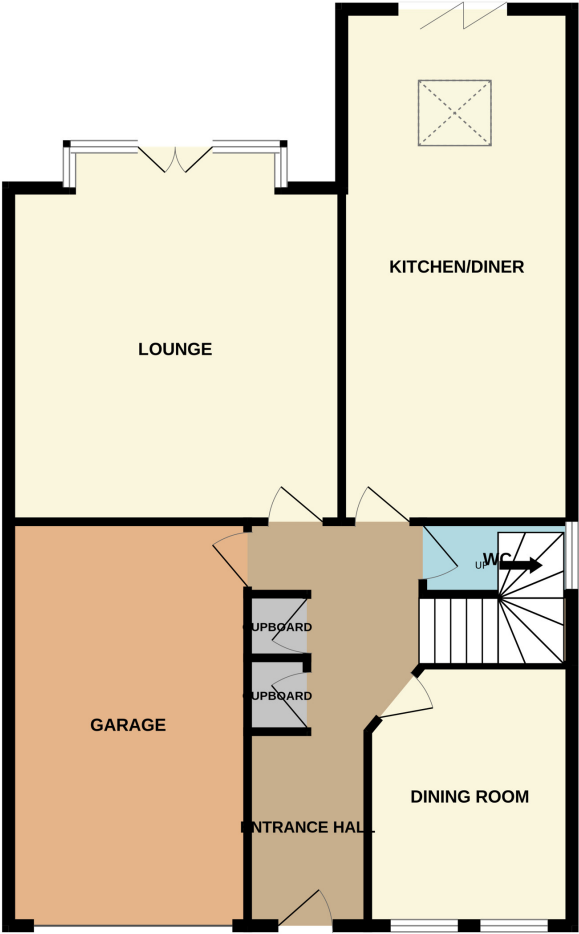
With up and over door, electric light and power laid on, wall mounted boiler, door to the hallway.

#### Rear Garden

Split level with patio to the bottom level, steps up to a lawn with borders and shrubs. The top level with extensive decking. There is an outside tap, double electric socket and security light.



GROUND FLOOR



1ST FLOOR

