

FOR  
SALE



384 Carlton Road, Worksop, Nottinghamshire S81 7LR

£225,000 - Freehold



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## PROPERTY SUMMARY

Viewing is highly advised for this attractively presented and decorated three bedroom extended semi detached home that has gas central heating and uPVC double glazed windows. Being set within this highly sought after area and of possible interest for first time buyers, the property has a high standard of fixtures and fittings with the accommodation comprising of; entrance porch, hallway, lounge with fire surround and gas fire, dining room, extended kitchen with a good range of fitted units. On the first floor; landing, three bedrooms, bedroom two with mirror fronted wardrobes to one wall, white fitted bathroom suite. Outside; front and rear gardens, the rear being a generous size and split level with patio and children's play area to the rear with summerhouse and shed. Driveway to the front and side that leads to the garage that has additional storage room to the rear. Viewing Recommended.

## POINTS OF INTEREST

- *Viewing Highly Recommended*
- *High Standard Fixtures & Fittings*
- *Three Bedroom Extended Semi Detached*
- *Gas Central Heating and uPVC Double Glazed*
- *Two Reception Rooms*
- *Extended Kitchen*
- *Generous Rear Garden with Summer House*
- *Ample Parking and Garage*
- *Highly Sought After Area*
- *Of Interest Growing Families/FTB's*



## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Porch

With double entrance door, door to the hallway.

#### Hallway

With stairs to the first floor, storage cupboard.

#### Lounge 4.38m x 3.77m (14' 4" x 12' 4")

With a front facing bow window, fire surround and gas fire, central heating radiator.

#### Dining Room 3.94m x 3.55m (12' 11" x 11' 8")

With a rear facing French door to the patio and garden, central heating radiator.

#### Extended Kitchen 4.98m x 2.64m (16' 4" x 8' 8")

With a good range of fitted wall and base units, worksurfaces, bowl and half sink unit with mixer tap, wine rack, five ring gas hob with extractor above, separate electric oven, two side facing windows, rear facing window, side door.

### First Floor

#### Landing

With a side facing window, loft access and pull down loft ladder, side facing windows.

#### Bedroom One 4.12m x 3.77m (13' 6" x 12' 4")

With a front facing bow window. central heating radiator.

#### Bedroom Two 3.95m x 2.84m (13' 0" x 9' 4")

With mirror fronted wardrobes to one wall, rear facing window, central heating radiator.

#### Bedroom Three 2.60m x 2.09m (8' 6" x 6' 10")

With a front facing window, central heating radiator.

#### Bathroom 2.59m x 2.31m (8' 6" x 7' 7")

With a white fitted suite that comprises of; panelled bath with mains shower above, wash hand basin, low flush w.c, rear facing window, central heating radiator, enclosed boiler.

### Outside

#### Driveway

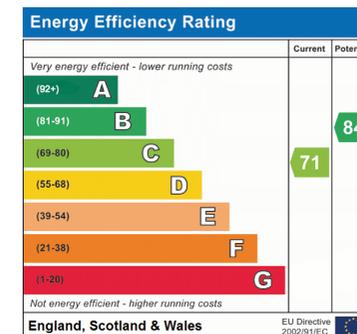
Ample blocked paved driveway to the front which in turn leads down the side to the garage.

#### Garage 5.41m x 2.74m (17' 9" x 9' 0")

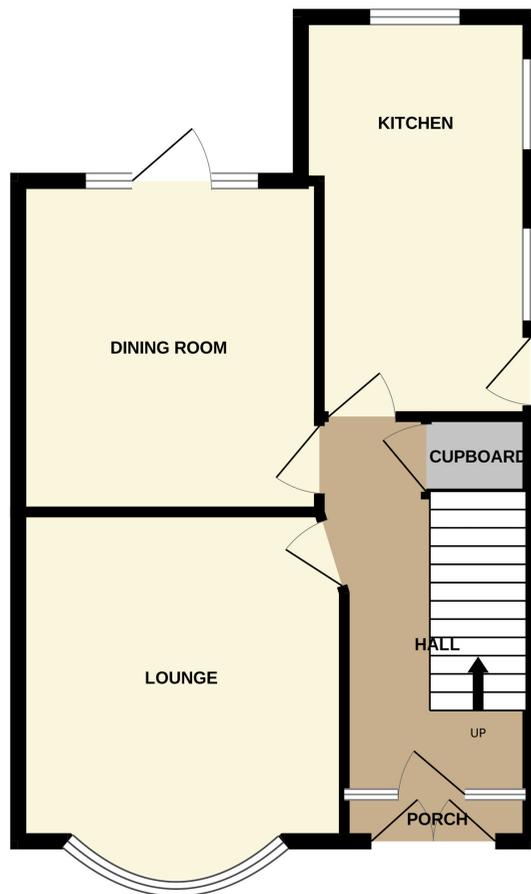
With an up and over door, electric light and power laid on, rear storage room.

#### Gardens

Attractive rear garden that is a generous size and being well laid out with lawn, borders shrubs, There is an enclosed children's section to the rear with summerhouse and metal shed.



GROUND FLOOR



1ST FLOOR

