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FOR SALE

£170,000

99 Queens Road, Hodthorpe, Worksop, Nottinghamshire. S80 4UP



Viewing is most highly recommended for this delightful, well presented and decorated three bedroom semi detached home that has gas central heating and uPVC double glazed windows. Having a exceptionally high standard of fixtures and fittings that are to the highest quality, and of interest for first time buyers, the accommodation comprises of; entrance porch, inner lobby, exceptional fitted breakfast kitchen with central island, integrated appliances, continues to the the breakfast/dining area that overlooks the rear garden. On the first floor; landing providing access to attic bedroom three, two first floor bedroom and a stunning modern bathroom suite. Outside; front and rear established and well stocked gardens, the rear with Indian Stone patio, garage to the rear. Viewing Strongly Advised.

Ground Floor

Entrance Porch

With entrance door, front facing window, door to the lounge.

Lounge 3.71m x 3.48m (12' 2" x 11' 5")

With a front facing window, storage units to either side of the chimney breast, central heating radiator, sliding oak door to the inner lobby.

Inner Lobby

With stairs to the first floor, sliding door to the breakfast kitchen.

Breakfast Kitchen 4.20m x 3.69m (13' 9" x 12' 1")

A most stunning remodelled and fitted breakfast kitchen with wall and base units, Quartz worksurfaces, Central Island with units, below, breakfast bar seating, downlighting above, five ring Induction hob. The main kitchen having a 50/50 integrated fridge and freezer, integrated dishwasher, microwave and oven. Two bowl Belfast sink unit with mixer tap, storage understairs, storage and fitted units to one side of the chimney breast, rear facing window, central heating radiator. Direct open access and continuation of fitted units to the dining/breakfast room.

Dining/Breakfast Room 4.33m x 1.79m (14' 2" x 5' 10")

With side facing sliding patio doors to the garden, rear floor to ceiling window overlooking the garden, spot lightening to the ceiling, central heating radiator, two skylights.

First Floor

Landing

With access via stairs to the attic bedroom., storage housing the wall mounted gas fired central heating boiler.

Bedroom One 3.72m x 3.42m (12' 2" x 11' 3")

With a front facing window, storage cupboard, central heating radiator.

Bedroom Two 3.15m x 1.72m (10' 4" x 5' 8")

With a rear facing window, central heating radiator.

Bathroom

With a high range and modern suite with free standing oval bath, wash hand basin with vanity unit, low flush w.c, rear facing window, tiling, central heating radiator.

Second Floor

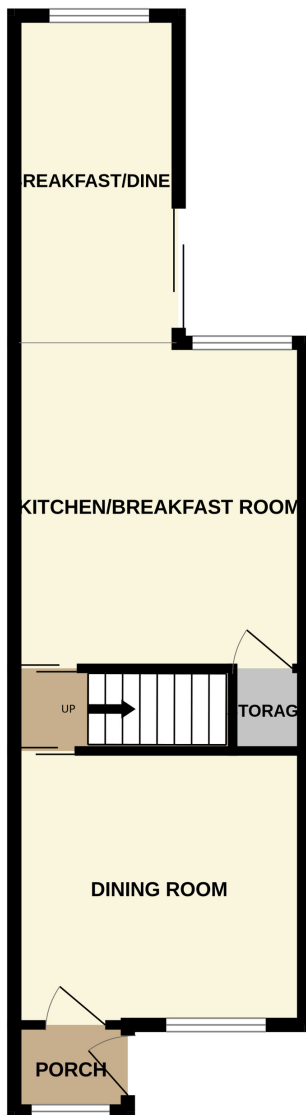
Attic Bedroom Three 3.70m x 3.60m (12' 2" x 11' 10")

With a side facing window, central heating radiator.

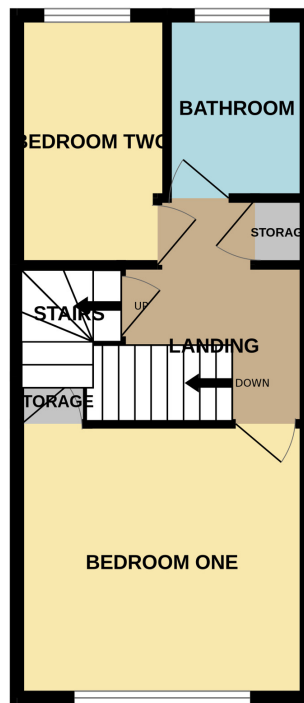




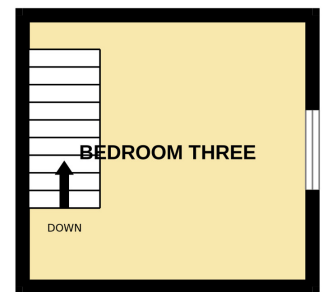
GROUND FLOOR



1ST FLOOR



2ND 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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