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FOR SALE

£335,000

Oakley Rise, Shireoaks, Worksop, Nottinghamshire. S81 8FP



Viewing is strongly advised to appreciate the quality on offer is this four bedroom detached family home that has gas central heating and uPVC double glazed windows. Built by Stancliffe Homes and set on the development, Oak Tree Park, within the delightful village of Shireoaks which benefits from great transport links, a good range of amenities and leisure activities which are on the doorstep. This stylish and a generously proportioned detached four bedroom home offers contemporary living at its best. Offering a superb balance between family life and personal space. The accommodation comprises of; entrance hallway, W.C, The elegant lounge is positioned on the front of the property, making it an ideal room to relax and unwind in. Open-plan kitchen with family and dining space where you can entertain. This room is completed with bi-fold doors leading out into the garden, which is ideal for those summer evenings. Utility Room. First Floor; landing with double storage/wardrobe space, four good sized bedrooms and a

## Ground Floor

### Entrance Hallway

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

### W.C

With a low flush w.c, side facing window, wash hand basin, tiling to floor and part walls, central heating radiator.

### Lounge 5.81m x 3.35m (19' 1" x 11' 0")

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

### Dining Kitchen 5.86m x 3.72m (19' 3" x 12' 2")

Briefly comprising; an extensive range of bespoke high gloss base units complimented by quartz worktops, spotlights, island and a half with mixer tap and drainer incorporated in to the worktop, double electric oven and grill, integrated microwave, with five burner gas hob with stainless steel splash back behind and cooker hood over, extractor fan, integrated fridge and freezer, integrated dishwasher, central heating radiators, spotlights to the ceiling, tiled flooring, large area for dining, rear facing double glazed window and bi folding doors giving access to the rear garden.

### Utility Room 2.23m x 1.25m (7' 4" x 4' 1")

With side door to the driveway, space for a washing machine and dryer, tiled flooring, central heating radiator

## First Floor

### Landing

With useful double storage, loft access, central heating radiator.

### Bedroom One 4.32m x 3.16m (14' 2" x 10' 4")

With a front facing window, central heating radiator.

### Ensuite

Modern ensuite shower room briefly comprising; shower cubicle, hand wash basin, w/c, shavers point, heated towel rail, spotlights to the ceiling, tiled walls, tiled flooring and side facing double glazed obscure window.

### Bedroom Two 3.46m x 2.81m (11' 4" x 9' 3")

With a rear facing window, central heating radiator.

### Bedroom Three 3.91m x 2.46m (12' 10" x 8' 1")

With a rear facing window, central heating radiator.

### Bedroom Four 2.55m x 2.16m (8' 4" x 7' 1")

With a front facing window, central heating radiator.

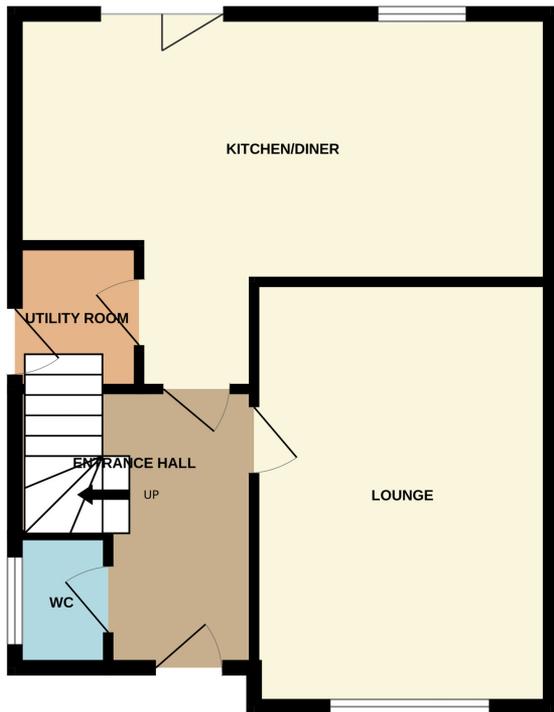
### Bathroom

Family bathroom benefitting panelled bath, hand wash

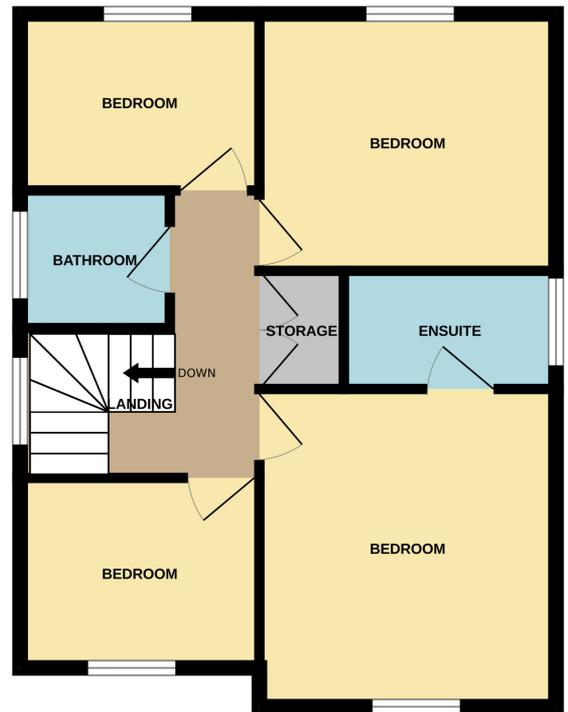




GROUND FLOOR



1ST 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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