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FOR SALE

£245,000

Woodland Drive, Worksop, Nottinghamshire. S81 7JU



Viewing is essential to fully appreciate this well presented and attractively 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, with access to local amenities, primary and secondary schools, the property offers excellent extended accommodation with the added benefit of being set on a most generous size plot. Having a high standard of fixtures and fittings throughout, the accommodation comprises of; entrance hallway, lounge, sitting room, excellent fitted extended kitchen with high range fitted units, gas hob, oven, extractor and integrated microwave, dishwasher, fridge and freezer, leads to the breakfast/dining area with French doors to the rear garden and patio. On the first floor; landing, three bedrooms, bedroom one with built in wardrobe, modern fitted white bathroom suite with electric shower above the bath position. Outside; ample parking to the front, garage being split providing small car

Ground Floor

Entrance Hallway

With entrance door, storage understairs with side facing window and wall mounted gas fired central heating boiler, laminate flooring, central heating radiator, stairs to the first floor.

Lounge 3.96m x 3.64m (13' 0" x 11' 11")

With a front facing bow window, central heating radiator.

Sitting Room 4.20m x 3.31m (13' 9" x 10' 10")

With a central heating radiator, open access to the breakfast/dining area.

Extended Kitchen 5.24m x 2.05m (17' 2" x 6' 9")

With an excellent range of fitted wall and base units, worksurfaces, bowl and half sink unit with mixer tap, side door, rear window, gas hob with extractor above, separate electric oven with fitted integrated microwave above, integrated fridge, freezer and dishwasher, plumbing for an automatic washing machine, central heating radiator, open access to the breakfast/dining area.

Breakfast/Dining Area 3.39m x 2.39m (11' 1" x 7' 10")

With a central heating radiator, rear facing French doors.

First Floor

Landing

With a side facing window.

Bedroom One 4.23m x 3.43m (13' 11" x 11' 3")

With a fitted wardrobe, rear facing window, central heating radiator.

Bedroom Two 4.08m x 3.37m (13' 5" x 11' 1")

With a front facing bow window, central heating radiator.

Bedroom Three 2.86m x 2.29m (9' 5" x 7' 6")

Being the former bathroom which now creates a larger than average third bedroom with a rear facing window and central heating radiator.

Bathroom

With a modern white suite that comprises of; panelled bath with electric shower above, low flush w.c, wash hand basin in a vanity unit, heated towel rail, front facing window, storage/shelving area.

Outside

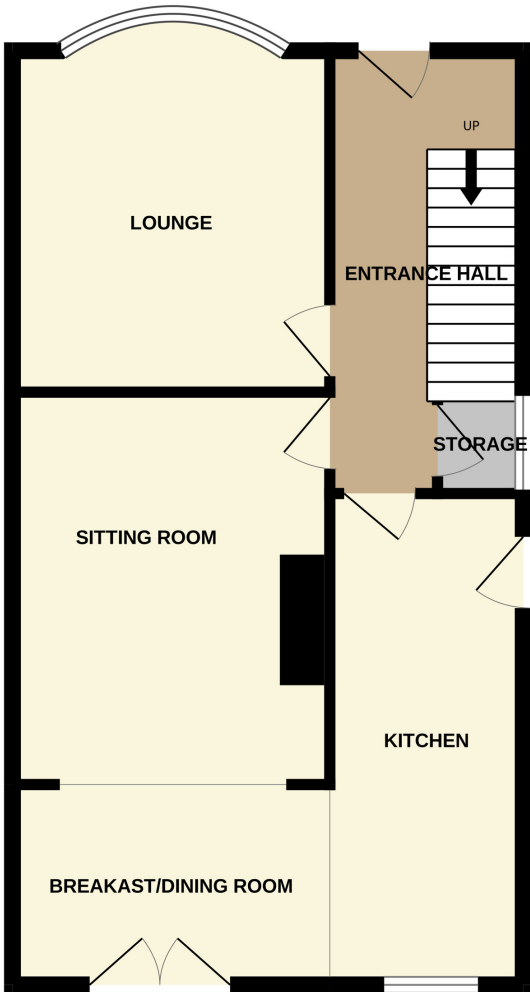
Rear Garden

Larger than average plot split into two sections being enclosed and not overlooked. There is a lawn, child's play area and play house, patio and seating areas.

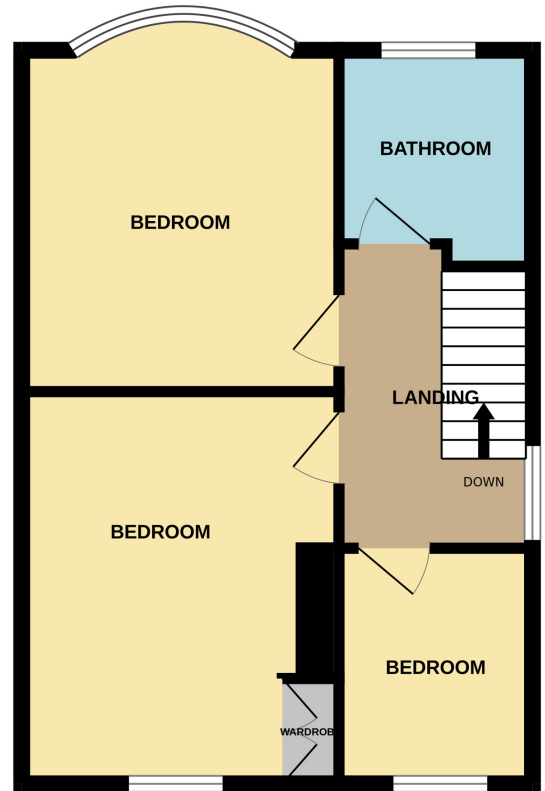




GROUND FLOOR



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	