

FOR  
SALE



Beaumont Rise, Worksop, Nottinghamshire S80 1YA

£235,000 - Freehold



78, Bridge Street, Worksop, S80 1JA 01909 509001 [info@bartropanddilks.co.uk](mailto:info@bartropanddilks.co.uk)

## PROPERTY SUMMARY

Offered to the market with no onward chain, this superbly presented and tastefully appointed three-bedroom detached family home provides stylish, ready-to-move-into accommodation, finished to an excellent standard throughout. The ground floor welcomes you via an inviting entrance hallway, leading to a convenient downstairs WC and a spacious lounge featuring an attractive fire surround with gas fire, creating a warm and comfortable living space. Sliding patio doors open seamlessly onto the side and rear garden, perfect for both relaxing and entertaining. A separate dining room offers additional versatility, while the contemporary fitted kitchen is well-equipped with an electric hob and extractor hood, separate double oven, and a range of integrated appliances including dishwasher, fridge, and freezer. To the first floor, a well-proportioned landing gives access to three bedrooms, with the principal bedroom benefiting from mirror-fronted fitted wardrobes and a stylish ensuite shower room. A modern family bathroom, fitted with a sleek white suite, serves the remaining bedrooms. Externally, the property enjoys attractive gardens to the front and side, with the side garden being fully enclosed and laid mainly to patio and lawn, offering a private outdoor space ideal for families. To the front, a driveway provides off-street parking for two to three vehicles and leads to a detached garage. An early viewing is highly recommended to fully appreciate the quality, space, and desirable location this fantastic home has to offer.



## POINTS OF INTEREST

- *No Upward Chain*
- *Highly Sought After Area*
- *Three Bedroom Detached*
- *Gas Central Heating and uPVC Double Glazed*
- *Ample Driveway and Garage*
- *Two Reception Rooms*
- *Well Presented & Decorated*
- *Enclosed Side Garden*
- *Bedroom One with Ensuite*
- *Close to All Amenities*



## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Hallway

The entrance hallway features the main front door, a front-facing window, staircase rising to the first floor, and a central heating radiator

#### W.C

Fitted with a modern low-flush WC, wash hand basin, front-facing window, radiator, and tiled splashback.

#### Lounge 5.50m x 3.34m (18' 1" x 10' 11")

The lounge is a bright and welcoming space with a front facing window, side-facing sliding patio doors opening onto the garden, a fireplace surround with gas fire, and a central heating radiator.

#### Dining Room 3.03m x 2.77m (9' 11" x 9' 1")

A separate dining room enjoys a front facing window and radiator, providing an ideal space for entertaining.

#### Kitchen 4.08m x 2.57m (13' 5" x 8' 5")

The kitchen is fitted with a quality range of wall and base units with complementary work surfaces, an inset sink unit with mixer tap, built-in electric hob with extractor above, and a separate electric double oven. Integrated appliances include a dishwasher, fridge, and freezer. Further benefits include tiled flooring, plumbing and space for an automatic washing machine, a side-facing window, rear access door, and a useful storage cupboard.

### First Floor

#### Landing

To the first floor, the landing has a rear facing window and a storage cupboard housing the wall-mounted gas fired central heating boiler

#### Bedroom One 4.15m x 3.55m (13' 7" x 11' 8")

Bedroom one benefits from mirror fronted wardrobes, a front facing window, radiator.

#### Ensuite

stylish ensuite comprising a double shower cubicle with mains shower, vanity wash hand basin, low-flush WC, extractor fan, spotlighting, heated towel rail, and front-facing window.

#### Bedroom Two 3.39m x 2.74m (11' 1" x 9' 0")

Bedroom two has a front-facing window and radiator.

#### Bedroom Three 2.75m x 2.47m (9' 0" x 8' 1")

Bedroom three features a side-facing window, radiator. loft access, and a partially boarded loft.

#### Bathroom

The family bathroom is fitted with a white suite including a panelled bath, low-flush WC, vanity wash hand basin, extractor fan, shaver socket, tiled splashbacks, tiled floor, side-facing window, and central heating radiator.

### Outside

#### Gardens

Externally, the property stands on a corner plot with gardens to the front and side. The enclosed side garden includes a patio, lawn, borders, and a good selection of shrubs.

#### Driveway

To the front, there is a driveway providing off-road parking for approximately two to three vehicles.

#### Garage

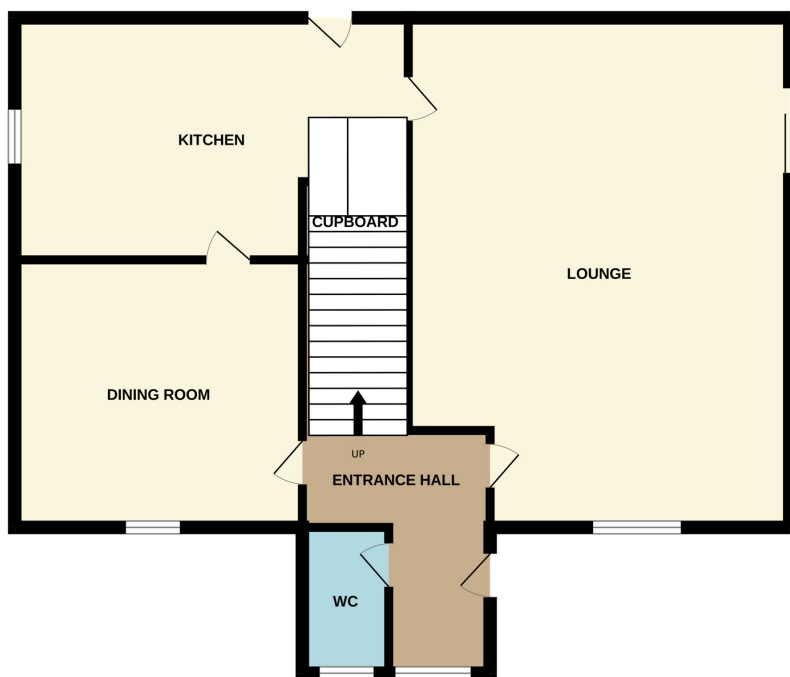
Garage fitted with an up-and-over door and the benefit of power and lighting.

## ROOM DESCRIPTIONS





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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