



The Greenway, Whitwell, Worksop, Nottinghamshire S80 4SY

- 2
- 1
- 1
- EPC

£210,000

PINEWOOD



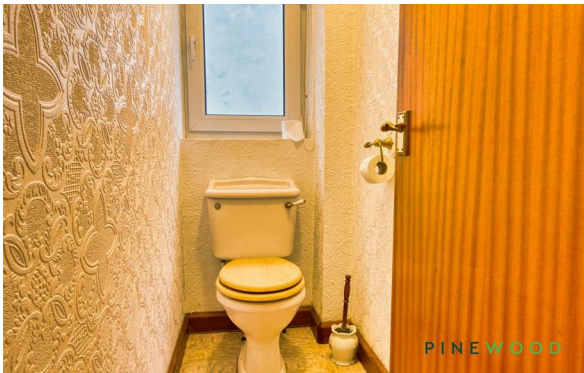
The Greenway Whitwell Worksop Nottinghamshire S80 4SY

£210,000

**2 bedrooms
1 bathrooms
1 receptions**

- Freehold - Council Tax Band: C
- Spacious 2-bedroom bungalow
- Detached with 1 reception room
- Modern Shower room included
- Located in Whitwell, Worksop
 - Close to local amenities
- Easy access to transport links
 - Quiet and peaceful area
 - Ideal for small families
- Viewing highly recommended





This delightful detached bungalow sits within The Greenway, Whitwell. A quaint little area offering a perfect blend of comfort and convenience. Spanning an impressive 1,004 square feet, the property features two well-proportioned bedrooms, making it an ideal choice for couples, small families, or those seeking a peaceful retirement retreat.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout is thoughtfully designed, ensuring a seamless flow throughout the home. The bungalow also boasts a well-appointed kitchen, catering to all your daily needs.

One of the standout features of this property is the ample parking space available for two vehicles, providing ease and accessibility for you and your visitors. The surrounding area is tranquil, offering a sense of community while still being conveniently located for local amenities and transport links.

This bungalow is not just a house; it is a place where memories can be made. With its charming location and practical features, it presents an excellent opportunity for those looking to settle in a serene environment or invest and do this property up with potential for a third bedroom that used to be where the dining room is now. Do not miss the chance to make this lovely property your new home.

Contact Pinewood Properties for more information or to book a viewing.

Dining Room / Lounge

19'2" x 18'2" (5.84m x 5.54m)

This inviting dining room and lounge area offers a spacious and cosy environment with a large window allowing natural light to fill the room. The carpeted floor features a patterned design, and a charming fireplace serves as a focal point, adding character and warmth. The room's layout creates a perfect space for relaxing or entertaining guests.

Kitchen

10'0" x 9'1" (3.04m x 2.77m)

The kitchen is a practical space with a traditional layout, featuring cream cabinetry with contrasting dark wood trim and wooden countertops. It is equipped with integrated appliances including an oven with a hob, a washing machine, and a freestanding fridge freezer. A window above the sink offers views to the outside, bringing in natural light and enhancing the utilitarian yet homely feel of the room.

Bedroom 1

15'1" x 9'1" (4.61m x 2.77m)

Bedroom 1 is a well-sized room with neutral decor, carpeted flooring, and a built-in wardrobe providing practical storage. Two windows allow ample natural light to brighten the space, creating a comfortable and restful retreat.

Bedroom 2

11'4" x 9'1" (3.45m x 2.77m)

Bedroom 2 is a smaller but nicely proportioned room, carpeted for comfort and with a built-in wardrobe for storage. Natural light floods in through the window, making it a pleasant space for a single bed or study area.

Shower Room

6'9" x 6'2" (2.07m x 1.87m)

The shower room features a corner shower enclosure with modern fittings, a pedestal sink, and tiled walls. A window ensures natural light and ventilation, maintaining a bright and fresh atmosphere.

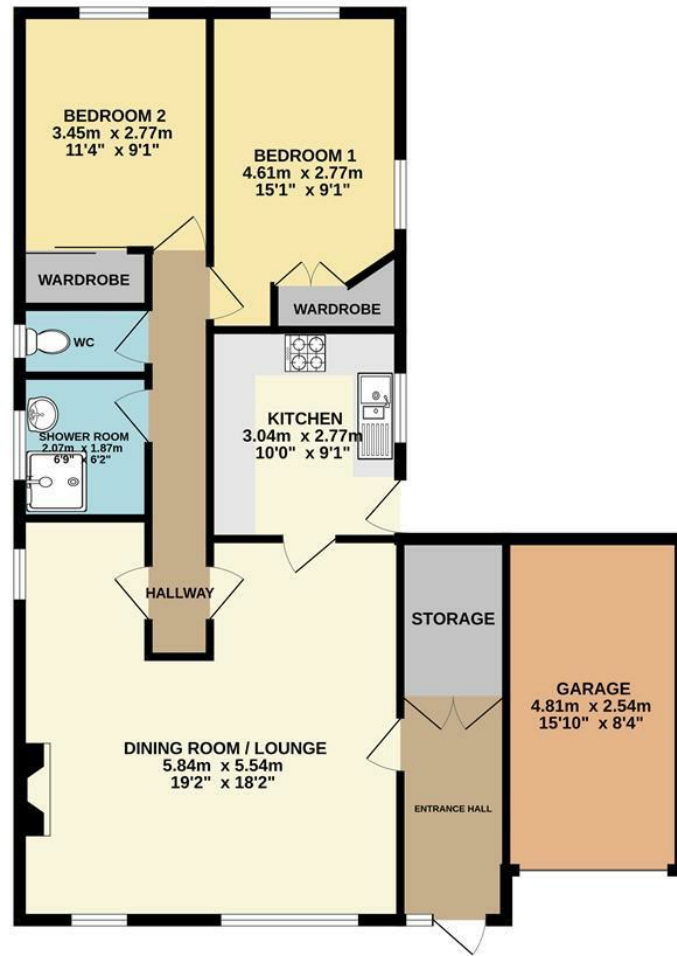
WC

The separate WC is a compact space with a toilet and a small window providing light and ventilation. It is simply finished, maintaining a functional and clean appearance.

Hallway

The hallway connects the main living spaces and bedrooms, carpeted and lit with ceiling lights. It offers access to the kitchen, bedrooms, shower room, and WC, providing a practical flow throughout the property.

GROUND FLOOR
93.3 sq.m. (1004 sq.ft.) approx.



TOTAL FLOOR AREA: 93.3 sq.m. (1004 sq.ft.) approx.

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 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Entrance Hall
The entrance hall offers access to the dining/lounge area and includes a storage space, with flooring that appears practical for daily use. Doors from here lead directly to the attached garage, providing convenient access.

Garage
15'10" x 8'4" (4.81m x 2.54m)
The garage is a single-car space with a door leading into the entrance hall. It provides secure parking or additional storage, with dimensions suitable for a standard vehicle.

Rear Garden
The rear garden is tiered with a paved patio area, raised borders, and gravelled sections. It is enclosed by fencing, offering a private outdoor space suitable for gardening, relaxing, or entertaining. The garden features stone steps leading down through its levels, creating a pleasant outdoor environment.

GENERAL INFORMATION
Council Tax Band: C
Total Floor Area: 1005 sq. ft. Approx
uPVC Double Glazing
Gas Central Heating

DISCLAIMER
These particulars do not constitute part or all of an offer or contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly. If there are any points which are of particular importance to you, please check with the office and we will be pleased to check the position.

Reservation Agreement
The Reservation Agreement is our unique Reservation process which provides a commitment to the terms agreed by the Buyers and the Sellers, that Gazeal guarantees, so both parties can proceed in the safest way possible. This ensures a fair and efficient process for all involved, offering protection against anyone who may not be truly committed.

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