



**Fox Road, Whitwell, Worksop, S80 4SA**



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Offers In The Region Of £115,000

**PINEWOOD**

# Fox Road Whitwell Worksop

**S80 4SA**

**Offers In The Region Of  
£115,000**

**3 bedrooms  
1 bathrooms  
1 receptions**

- Open-plan lounge diner with modern laminate flooring
- Galley-style kitchen with space for appliances
- Family bathroom with electric shower
- Mid-terrace house
- Master bedroom with built-in storage Combi boiler cupboard
- Two additional well-proportioned bedrooms
- UPVC windows throughout
- Low-maintenance rear garden with patio and slate borders
- Freehold
- Council Tax Band: A





A GREAT PLACE TO START... This delightful terrace style house on Fox Road offers a perfect blend of space and convenience. With its classic façade, the property boasts a spacious reception room, ideal for both relaxation and entertaining guests. The well-proportioned living spaces are filled with natural light, creating a warm and welcoming atmosphere throughout.

The house features three generously sized bedrooms, providing ample space for families or those seeking a home office. Each bedroom offers a peaceful retreat, ensuring restful nights and rejuvenating mornings. The property also includes a well-appointed bathroom, designed for both functionality and comfort.

Situated in a friendly neighbourhood, this home is conveniently located near local amenities, schools, and parks, making it an excellent choice for families and professionals alike. The surrounding area is known for its community spirit and picturesque scenery, offering a tranquil lifestyle while still being within easy reach of larger towns.

This property presents a wonderful opportunity for those looking to settle in a charming location with all the essential features for modern living. Whether you are a first-time buyer or seeking a family home, this mid-terrace house on Fox Road is sure to impress. Don't miss the chance to make this lovely property your own.

#### Lounge/Diner

13'0" x 23'4" (3.96m x 7.12m)

A spacious lounge/diner featuring a focal stone fireplace with a patterned feature wall behind and wooden shelving on either side. The room has light wood-effect flooring and is well lit by windows to the front, creating a bright and airy atmosphere. The open-plan layout flows towards the kitchen area.

#### Kitchen

13'0" x 6'1" (3.96m x 1.85m)

This kitchen is fitted with wood-effect cabinetry paired with dark worktops that provide a practical workspace. The room benefits from natural light through a rear window, enhancing the neutral tiled walls and wood-effect flooring. There is a freestanding gas cooker with extractor fan above and a stainless steel sink with drainer.

#### Bathroom

5'11" x 8'0" (1.80m x 2.43m)

This bathroom is fitted with a white suite including a bath with shower above, a vanity unit with basin, and a close-coupled WC. The room is decorated with grey stone-effect wall tiles complemented by wood-effect flooring. A frosted window allows natural light while maintaining privacy.

#### Bedroom 1

13'1" x 11'6" (4.00m x 3.51m)

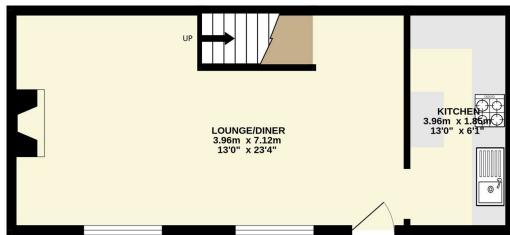
A comfortable bedroom with textured grey walls and a large window that fills the room with natural light. The space features wall vents and a radiator beneath the window, with a neutral carpet underfoot.

#### Bedroom 2

9'11" x 7'5" (3.03m x 2.26m)

A smaller bedroom featuring pale yellow walls and carpeted flooring. A window is positioned above the radiator, letting in natural light while keeping the room cosy.

GROUND FLOOR  
34.9 sq.m. (375 sq.ft.) approx.



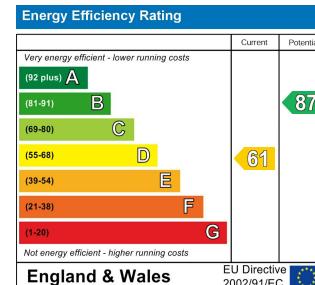
1ST FLOOR  
43.5 sq.m. (468 sq.ft.) approx.



TOTAL FLOOR AREA: 78.4 sq.m. (843 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 fixtures shown have not been tested and no guarantee as to their operability or efficiency can be given.

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**ESTAS**  
WINNER



CHESTERFIELD  
HIGH STREET  
AWARDS  
WINNER



## Bedroom 3

13'1" x 7'3" (4.00m x 2.20m)

This compact bedroom is decorated in pale yellow tones with a window providing natural light. The carpeted floor and simple shelving add functionality to the space.

## Rear Garden

The rear garden features a paved patio area suitable for outdoor seating or gardening. It is enclosed by a stone wall and fence, providing a private outdoor space. The garden is directly accessible from the property, having a brick-built store, off street parking area.

## 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.

We now offer a higher level of certainty to you if selling or buying through Pinewood, by offering a Reservation Agreement before we remove a property from the market. Once your sale or purchase is agreed you will be offered to reserve which will protect you from Gazumping/Gazundering, etc.

The Vendor/Buyer pays a small reservation fee to guarantee a meaningful financial commitment between each party to move forward with confidence that the property is reserved within an agreed timescale.

Our system stops either party just walking away or attempting to renegotiate the price after an offer is accepted. If either party withdraw and break the agreement then the innocent party is entitled to a compensation payment which Gazeal guarantee. This gives both parties security and peace of mind that the sale is secure and means that you reduce the risk of fall throughs.

## 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.

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