



## 17 WALLINGBROOK RISE WORKSOP, S80 3PG

**£225,000**  
**FREEHOLD**

For sale is this welcoming and tastefully decorated corner-plot home, ready to move straight into and situated in the highly sought-after area of St Anne's, Worksop. Beautifully presented throughout, this immaculate property offers well-balanced accommodation ideal for a range of buyers, including first-time purchasers and families alike.

The ground floor comprises a bright and inviting entrance hall leading into a well-proportioned living room, featuring a front-facing bow window that allows for ample natural light and creates a comfortable space for relaxation. The fitted kitchen is equipped with a range of wall and base units, integrated cooking appliances, and practical tiled flooring, flowing seamlessly into the extended dining room. This additional living space is ideal for family dining and entertaining.

To the first floor, the property offers three well-presented bedrooms, including a spacious main bedroom with built-in storage, alongside two further bedrooms to the rear. The accommodation is completed by a modern three-piece bathroom suite with a shower over the bath and stylish tiling.

**Kendra  
Jacob**

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# 17 WALLINGBROOK RISE

• DETACHED • EXTENDED DINING ROOM • THREE BEDROOMS • TWO RECEPTION ROOMS • OFF ROAD PARKING • LOCATED WITHIN WALKING DISTANCE TO COUNTRYSIDE WALKS • IDEAL FOR FIRST TIME BUYERS AND YOUNG COUPLES • TASTEFULLY DECORATED THROUGHOUT



## ENTRANCE HALL

With a UPVC front door, laminate flooring, stairs leading to the first floor, and radiator.

## LIVING ROOM

With a front-facing bow window allowing plenty of natural light, laminate flooring, understairs storage, TV point, multiple power points, and radiator.

## KITCHEN

Fitted with a range of wall and base units, four-ring gas hob with electric oven beneath, and cooker hood above. Plumbing for a washing machine, radiator, tiled flooring, a side facing double glazed window and decorative wall panelling to one side. Open access into the extended dining room.

## EXTENDED DINING ROOM

With tiled flooring, central heating radiator, power points, and feature beam. Rear-facing obscure window and French doors opening onto the garden, making this an ideal entertaining space.

## FIRST FLOOR-LANDING

With loft access and power point.

## BEDROOM ONE

With a front-facing double-glazed window plus an additional obscure window, central heating radiator, airing cupboard, and decorative wall panelling.

## BEDROOM TWO

With a rear-facing window, laminate flooring, central heating radiator, and power points.

## BEDROOM THREE

With a rear-facing window, laminate flooring, and a central heating radiator.

## BATHROOM

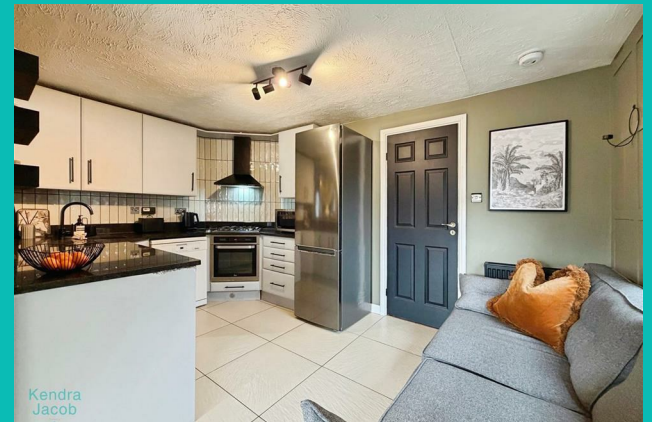
A modern suite comprising of panelled bath with electric shower over, fully tiled walls, wash hand basin, low-flush WC, heated towel rail, and side-facing obscure window.

## EXTERNAL

To the front of the property is a graveled frontage with a tarmac driveway providing off-road parking for two vehicles.

To the rear of the property is a low-maintenance garden featuring patio and graveled areas, mature plants and trees, BBQ area ideal for entertaining, enclosed by fencing with side gated access. Outside tap and a storage shed included.

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## ADDITIONAL INFORMATION

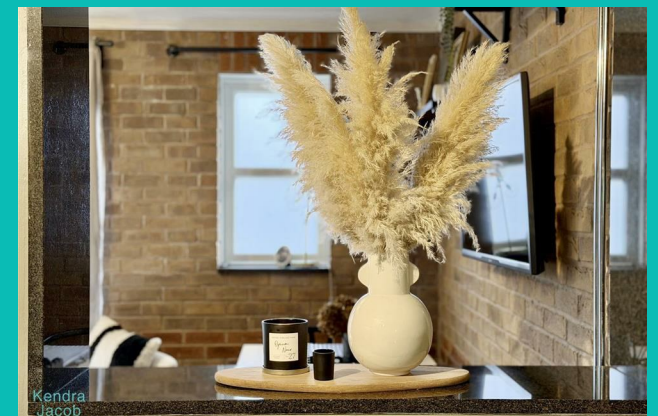
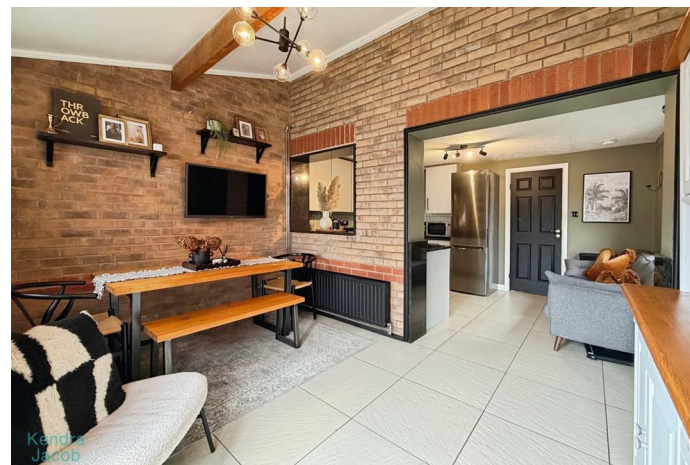
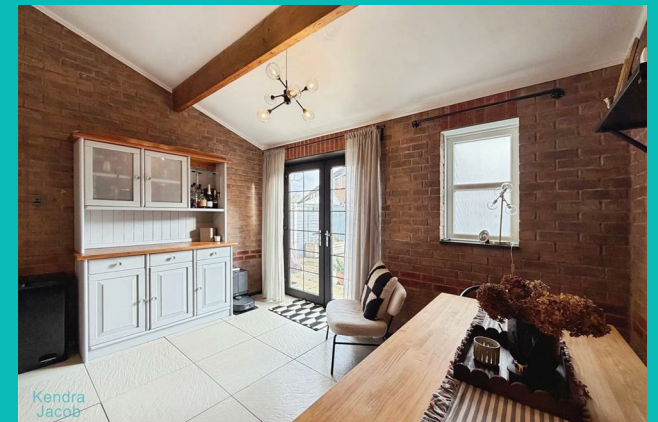
**Local Authority** – Bassetlaw

**Council Tax** – Band C

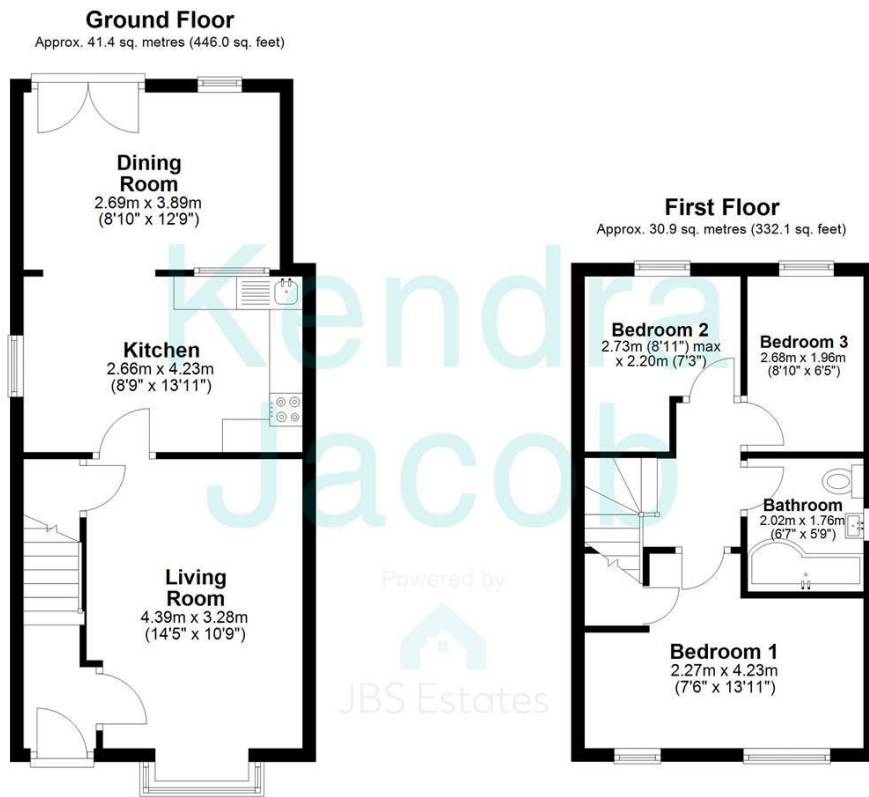
**Viewings** – By Appointment Only

**Floor Area** – 778.20 sq ft

**Tenure** – Freehold



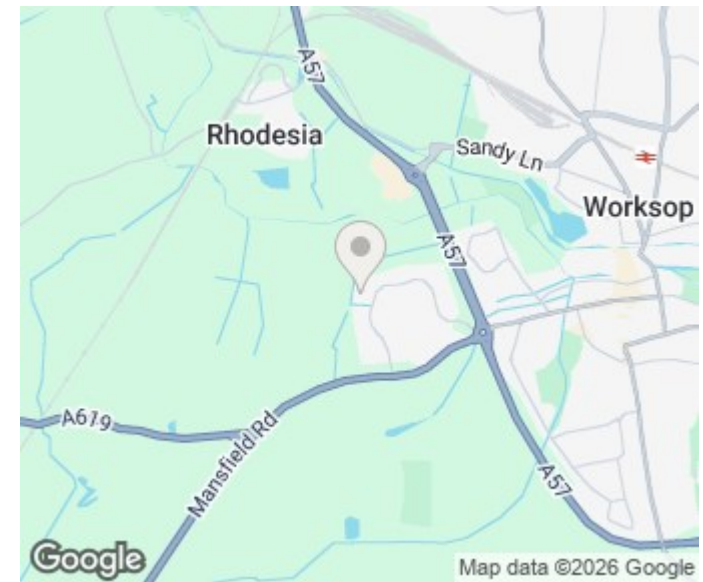




Total area: approx. 72.3 sq. metres (778.2 sq. feet)

The floorplans provided are for illustrative purposes only and may not represent the exact scale, dimensions, or specifications of the property. Measurements are approximate and should not be relied upon for any legal or financial decisions. It is the responsibility of the buyer, tenant, or their representatives to verify the accuracy of the details provided herein. For exact measurements, professional advice, or any other clarifications, please consult a licensed surveyor or property expert.

Plan produced using PlanUp.



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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