



48 WESTERDALE WORKSOP, S81 0TE

£300,000
FREEHOLD

This property is situated on this popular residential development in Worksop. It is convenient for local amenities including schools, shops and public transport facilities. The property benefits from two reception rooms, master bedroom with en suite and garage with electric door. The block paved driveway leads to the garage and has ample off road parking. The property is also in the School catchment area.

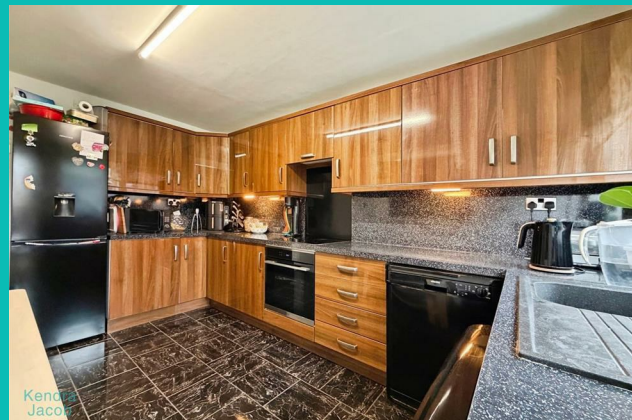
**Kendra
Jacob**

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48 WESTERDALE

- Superb Four Bedroomed Detached Property • Driveway Providing Off Road Parking • Garage With Electric Door • Two Reception Rooms • Comprehensively Fitted Kitchen • Downstairs Cloakroom • Master Bedroom With En Suite • Good Sized Plot • School Catchment • Convenient For The Motorway Network



Entrance Hall

With composite front door leading into the entrance hallway. Stairs rising to the first floor landing. Tiled floor. Central heating radiator.

Lounge

With bay window overlooking the rear garden and central heating radiator. The focal point of the room is the fire surround housing the gas fire.

Dining Room

This dining room is currently used as a hairdressing salon. Having two windows overlooking the front, tiled floor and central heating radiator.

Kitchen

Having a comprehensive range of wall and base units with complimentary work surfaces. There is a built in oven, electric hob, extractor fan and sink unit with mixer tap. There is a central heating radiator, door leading out onto the rear garden and tiled floor.

Downstairs Cloakroom

Briefly comprising of low flush WC, wash hand basin and half tiled walls. Tiled flooring. There is a window to the side and central heating radiator.

First Floor Landing

Stairs rise to the first floor landing, central heating radiator, storage cupboard and access to the loft space. There is a window to the side.

Bedroom One

The master bedroom has a window to the front, built in

wardrobes, central heating radiator and a door leading into the en suite facilities.

En Suite

There is a shower cubicle, vanity wash hand basin, low flush WC and window to the side.

Bedroom Two

Having fitted wardrobes, window to the rear and central heating radiator.

Bedroom Three

There is a window overlooking the front and central heating radiator.

Bedroom Four

There are two windows overlooking the front and central heating radiator.

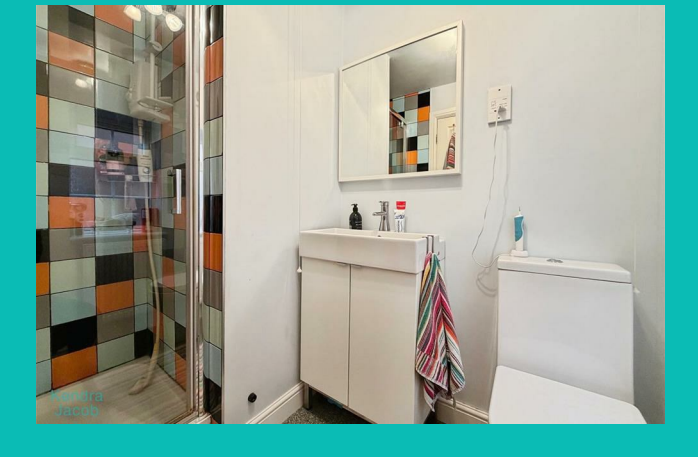
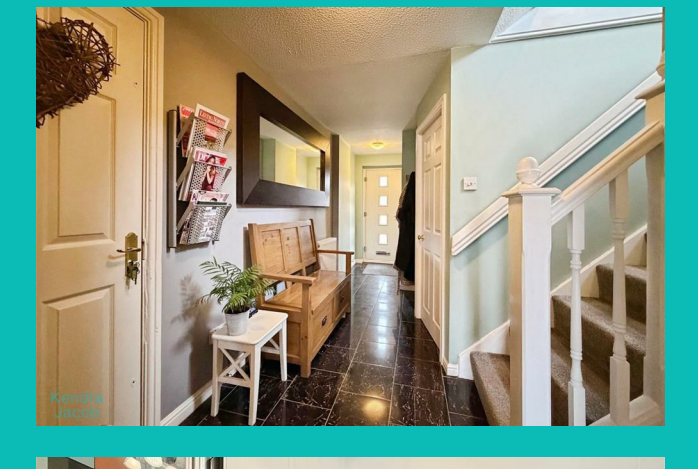
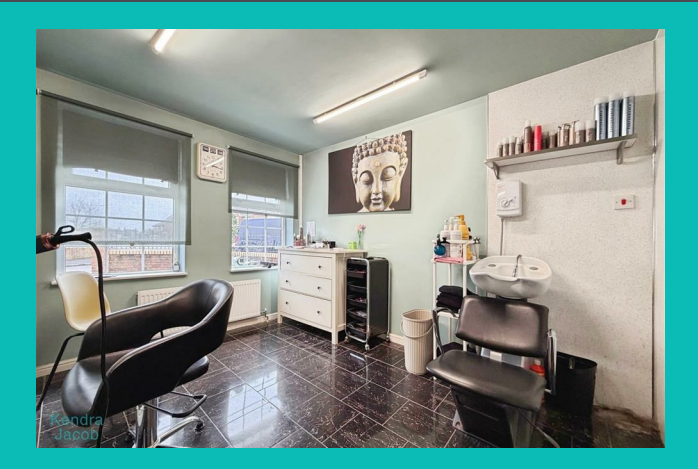
Family Bathroom

Superb family bathroom having panelled bath with mixer tap, vanity wash hand basin and low flush WC. Heated towel rail and window to the side.

Outside

To the front of the property is a block paved driveway providing ample off road parking. There is an integral garage with electric door, houses the central heating boiler and has power and light connected. To the rear of the property is a low maintenance garden with artificial grass, decked area, patio area perfect for entertaining and a gazebo.

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ADDITIONAL INFORMATION

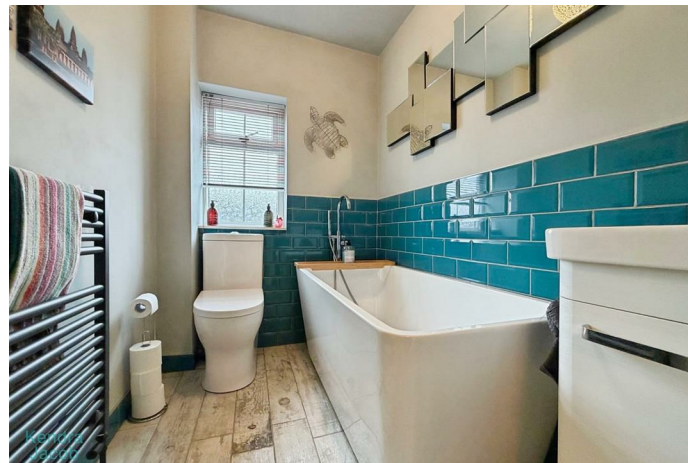
Local Authority – Bassetlaw

Council Tax – Band D

Viewings – By Appointment Only

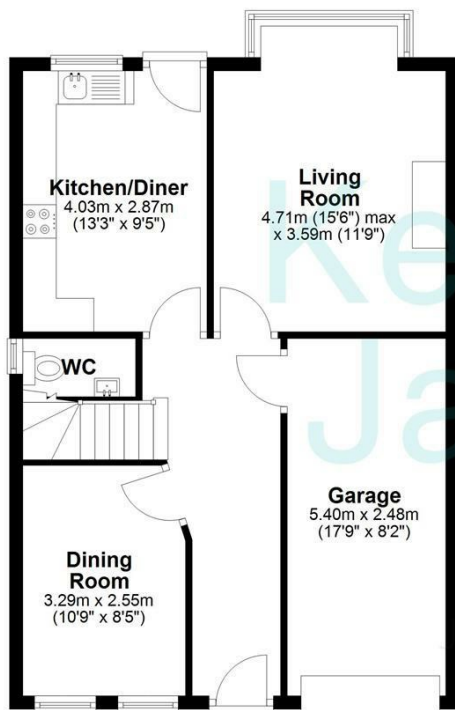
Floor Area – 1235.40 sq ft

Tenure – Freehold



Ground Floor

Approx. 61.9 sq. metres (665.8 sq. feet)



First Floor

Approx. 52.9 sq. metres (569.6 sq. feet)



Total area: approx. 114.8 sq. metres (1235.4 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) A		
(81-91) B		
(69-80) C	78	78
(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

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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