



**31 Hereford Close, Worksop**  
**S81 0PP**

**Guide price £180,000**

GUIDE PRICE £180,000 - £190,000

Located in a quiet cul-de-sac, this well-presented three-bedroom semi-detached home offers generous living space, neutral décor, and modern conveniences throughout. With a conservatory, porch, downstairs WC, open-plan living/dining area, and low-maintenance front and rear gardens, this property is ideal for families or first-time buyers seeking a comfortable and practical home.

- Three-bedroom semi-detached home in a quiet cul-de-sac
- Generous room sizes and modern, neutral décor throughout
- Spacious open-plan living/dining room with patio doors to conservatory
- Conservatory overlooking rear garden
- Modern family bathroom with overhead shower
- UPVC double glazing throughout
- Low-maintenance gardens to front and rear

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### Entrance Hallway

9'9" x 4'4" (2.98 x 1.33)

UPVC double glazed front door leads into a welcoming hallway with access to the staircase, downstairs WC, and open-plan living/dining room

### Lounge Diner

7'10" x 23'7" (2.40 x 7.21)

Bright and spacious open-plan room featuring a front-facing UPVC double glazed bay window to the front, wooden mantelpiece with fireplace, and a generous living area flowing into the dining space. Rear UPVC patio doors open into the conservatory. Door to kitchen.

### Kitchen

8'4" x 10'11" (2.55 x 3.35)

Fitted with a range of wall and base units and freestanding appliances. Features a laminated floor, rear-facing UPVC window, side UPVC door to porch, electric hob and oven, and under-stairs storage.

### Pourch

4'4" x 5'6" (1.34 x 1.69)

Rear Pourch with UPVC windows and door leading to the rear garden. Ideal for coats, shoes, or extra storage

### Conservatory

7'4" x 8'10" (2.25 x 2.70)

Tiled flooring, UPVC windows, and patio doors opening into the rear garden. Bright and neutrally decorated, offering a great additional reception space.

### Downstairs WC

3'9" x 5'2" (1.16 x 1.60)

Rear-facing UPVC double glazed window, vinyl flooring, low flush WC, and hand wash basin

### First Floor Landing

8'5" x 8'8" (2.57 x 2.66)

Access to all three bedrooms, family bathroom, loft hatch, and side-facing UPVC double glazed window

### Master Bedroom

9'6" x 12'11" (2.91 x 3.94)

Spacious front-facing double room with UPVC window and built-in wardrobes.

### Second Bedroom

11'6" x 7'11" (3.53 x 2.42)

Generous rear-facing double room with UPVC window and built-in cupboard housing the recently installed boiler.

### Third Bedroom

7'9" x 10'2" (2.38 x 3.12)

Rear-facing single bedroom with UPVC window. Ideal as a child's room, nursery, or home office.

### Family Bathroom

8'3" x 5'4" (2.54 x 1.63)

A good-sized bathroom featuring a hand wash basin with vanity unit, low flush WC, overhead shower, tiled flooring, spotlights, and a frosted UPVC double glazed window.

### Exterior

Front: Low-maintenance garden mainly laid to gravel with pathway to front door.

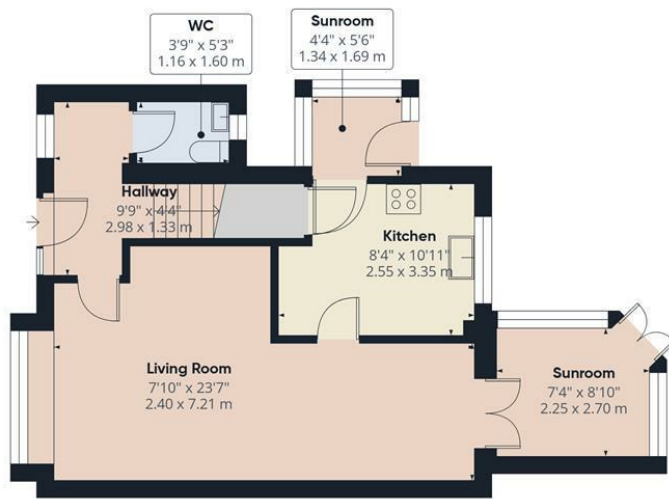
Rear: Enclosed, low-maintenance rear garden with gate giving access to on-road parking. Mainly grassed with patio area ideal for outdoor seating.



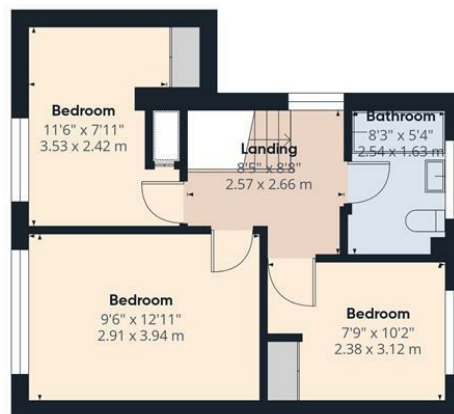
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Floor 0



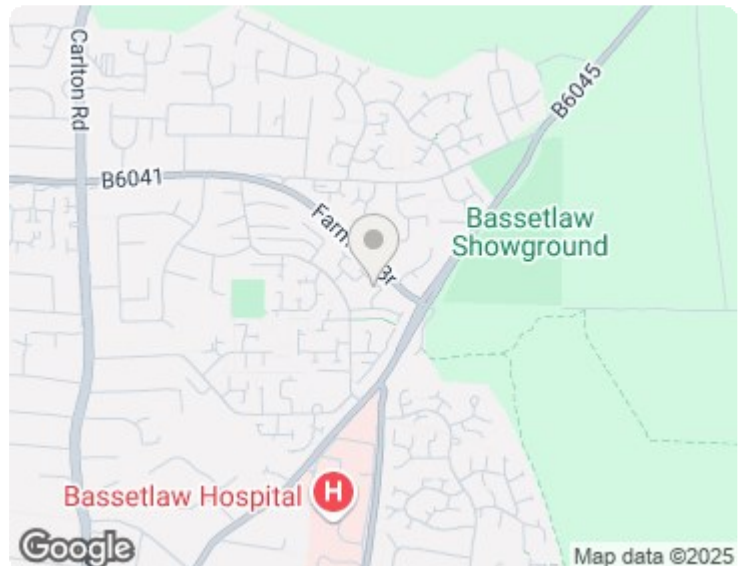
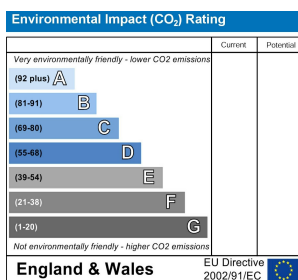
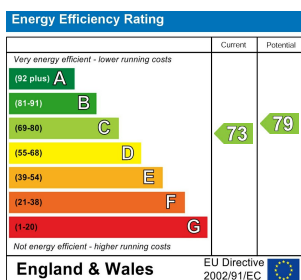
Floor 1

Approximate total area<sup>m</sup>  
912 ft<sup>2</sup>  
84.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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