



**151 Valley Road, Worksop  
S81 7EE**

**Guide price £220,000**

\*GUIDE PRICE £220,000 - £230,000\*

Beautifully presented three bedroom semi-detached home. Driveway and garage, downstairs WC, utility & porch. Modern Kitchen, spacious lounge/diner with patio doors plus bright and airy conservatory overlooking generous rear garden, recently landscaped with gazebo and Indian stone patios. Two double bedrooms and one single, along with a modern family bathroom. Stylishly decorated throughout and close to local amenities.

- Three-bedroom semi-detached home
- Modern kitchen
- Landscaped rear garden with x2 patios
- Driveway & detached garage
- Spacious Lounge/Diner
- Two doubles, one single & modern bathroom
- Porch, utility, outdoor storage & downstairs WC
- Conservatory with garden views

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### Inner Hallway

Entered via the front porch, giving access to the kitchen, lounge/diner and staircase to the first floor. Side-facing double-glazed window.

### Living / Dining Room

Featuring a front-facing bay window, laminate wood flooring, and a gas fire with oak mantle and granite hearth. Open-plan into the dining area with continued décor and flooring, rear-facing patio doors leading to the sun room

### Kitchen

Fitted with a range of wall and base units, integrated glass-fronted electric oven and gas hob with extractor fan. Fully tiled walls and flooring, rear-facing window overlooking the sun room and garden. Access to the rear and front hall with pantry/understairs storage cupboard.

### Rear Passageway

Tiled flooring with access to the utility room, downstairs WC, front-facing uPVC entrance door, and door into the sun room.

### Utility Room

Space for storage and freestanding appliances. Tiled flooring, with access to the downstairs WC.

### Downstairs WC

Side-facing window, tiled flooring, low flush WC and pedestal wash basin.

### Sun Room

Laminate flooring, central heating radiator, panoramic windows, and patio doors opening onto the rear garden

### First Floor Landing

Providing access to all three bedrooms, family bathroom and loft hatch. Side-facing window.

### Master Bedroom

A spacious double with front-facing window and fitted wardrobes

### Second Bedroom

Rear-facing double with fitted wardrobes.

### Third Bathroom

Front facing single room

### Family Bathroom

Tiled to the walls and floors, rear facing obscure window, bath with overhead electric shower, pedestal hand wash basin and low flush toilet.

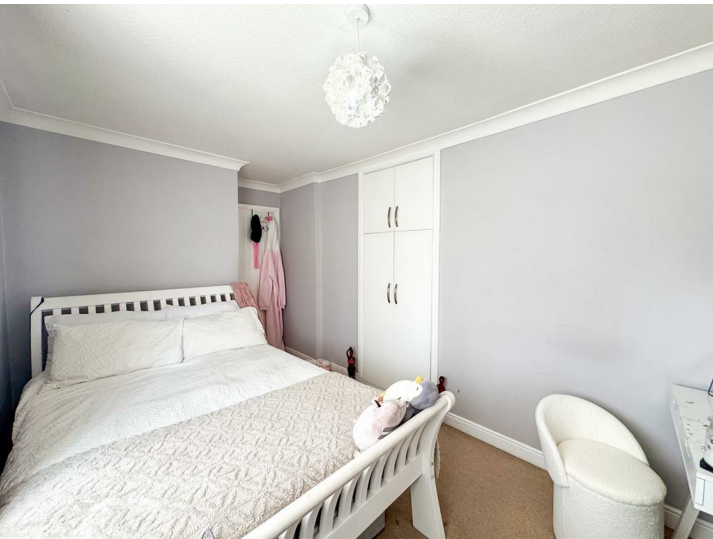
### Exterior

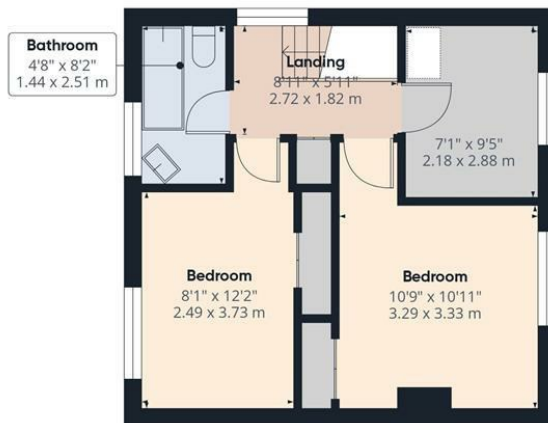
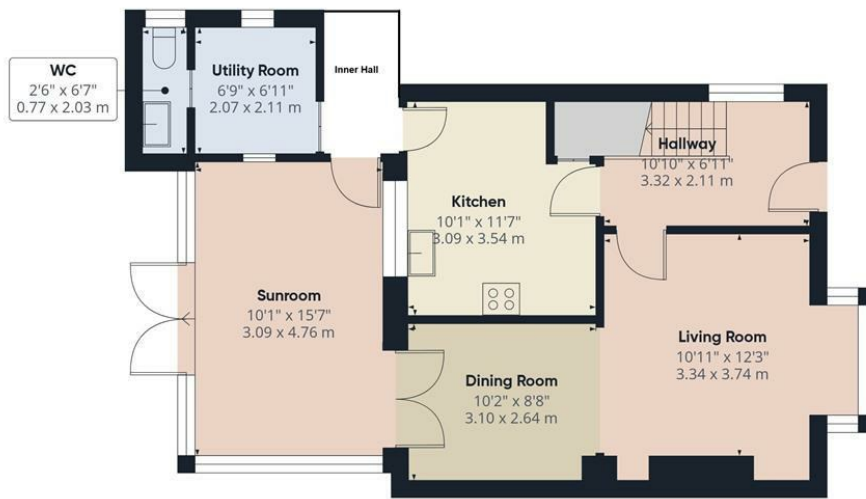
Front driveway providing off-street parking for several vehicles leading to a detached single garage. Gated side access to the rear garden. Recently landscaped rear garden with two Indian stone patio areas, freshly laid lawn and enclosed for privacy, outbuilding for further storage.



Tel: 01909 475111





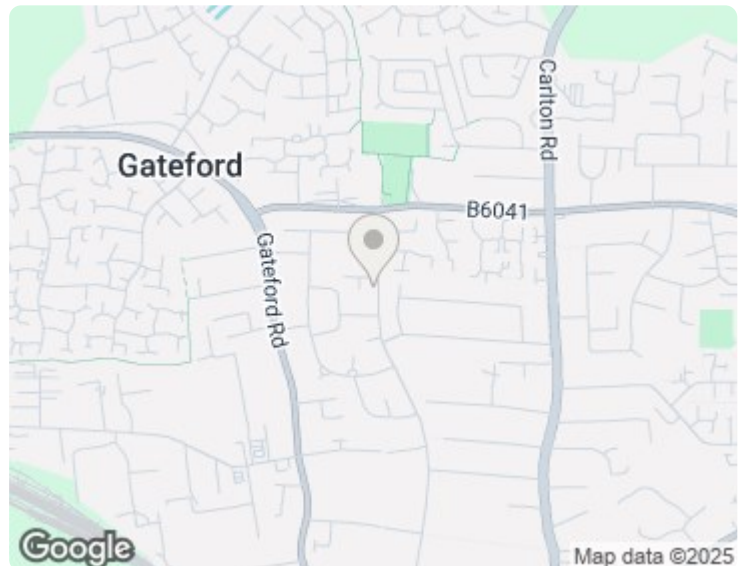
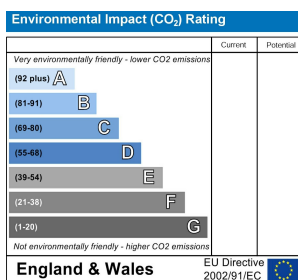
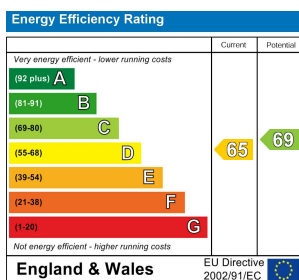


**Approximate total area<sup>(1)</sup>**  
 1080 ft<sup>2</sup>  
 100.3 m<sup>2</sup>

(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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You will be required to provide us with financial information in order to verify your position, before we can recommend your offer to the vendor. We will also require proof of identification in order to adhere to Money Laundering Regulations.

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