



4 Kedleston Road, Worksop S81 0LX

Offers in the region of £325,000

This spacious and tastefully maintained four-bedroom semi-detached home offers versatile living accommodation arranged over two floors. The ground floor welcomes you with a bright and inviting entrance hall, leading to a stylish cloakroom/WC. The generously sized lounge and dining area provide a perfect space for family gatherings and entertaining, while large windows allow natural light to flood the room.

The modern kitchen is fitted with a range of wall and base units, complemented by a breakfast bar that's ideal for casual dining. A separate utility room adds practicality, offering additional space for laundry and storage needs. To the rear, the conservatory serves as a delightful extension of the living space, offering views over the garden and a tranquil spot to relax.

Upstairs, the property boasts four well-proportioned bedrooms. The master bedroom benefits from its own ensuite shower room, creating a private retreat. The remaining bedrooms are served by a contemporary family bathroom featuring a clean and modern suite.

Exterior

To the front of the property is a private driveway and an integrated garage, providing ample off-street parking. The rear garden is a standout feature—generous in size, mainly laid to lawn, and perfect for outdoor entertaining, children's play, or simply unwinding in a peaceful setting.

- Semi Detached House
- Four Bedrooms
- Master Bedroom Has Ensuite Shower Room
- Extended And Upgraded
- Integral Garage With Electric Door
- Kitchen With Granite Worktops
- Off Road Parking With Block Paved Driveway
- South Facing Garden
- Viewings Are Advised

locating your ideal home



Ground Floor

Entrance Hall

Front-facing composite entrance door with side glass panels, allowing natural light into the hallway. Features include a central heating radiator, stylish laminate flooring, a telephone point, and a convenient cloak cupboard. Staircase rises to the first floor.

Lounge/Diner

22'4" x 12'0" (6.81 x 3.68)

A bright and spacious living area featuring a front-facing double glazed window that fills the room with natural light. The space is warmed by two large central heating radiators and enhanced by a modern wall-inset gas fire, creating a cosy focal point. The room is finished with stylish laminate flooring, a TV point, decorative dado rail, coving, and elegant ceiling roses that add a touch of character. Double glazed French doors open seamlessly into the conservatory, blending indoor and outdoor living beautifully.

Conservatory

10'11" x 11'6" (3.35 x 3.53)

The conservatory features rear-facing double glazed UPVC windows and a polycarbonate roof, allowing for plenty of natural light throughout the day, tv point and ceiling fan. Fitted vertical blinds provide privacy and light control. The space is comfortably heated by two electric radiators and finished with sleek laminate flooring.

Kitchen

20'0" x 10'2" (6.10 x 3.12)

The kitchen is well-appointed with a stylish range of wall and base units, complemented by sleek granite work surfaces and matching upstands. It features a stainless steel sink unit, an electric range-style cooker with a gas hob, and a vented cooker hood above. There is plumbing and space for a fridge/freezer, along with a convenient breakfast bar ideal for casual dining. The floor is tiled for durability and easy maintenance, and a central heating radiator provides warmth. A rear-facing double glazed window offers views of the garden, and a side door leads directly into the utility room.

Utility Room

12'5" x 8'9" (3.81 x 2.67)

The utility room is equipped with a range of base units and tall storage cupboards, offering ample space for household essentials. The work surfaces incorporate a stainless steel sink, with plumbing for a washing machine and space for a tumble dryer beneath. The tiled flooring ensures practicality and easy cleaning, while a central heating radiator and extractor fan provide comfort and ventilation. Natural light flows in through rear and side-facing double glazed windows, and a rear door provides direct access to the garden.

Downstairs W/C

WC, wash hand basin, splashback tiling, central heating radiator, tiled floor, extractor fan.

Integral Garage

The garage benefits from power and lighting, featuring an electric up-and-over door for easy access. An internal door provides convenient entry directly into the house.

First Floor

Master Bedroom

8'9" x 16'2" (2.67 x 4.93)

This generously sized bedroom, forming part of the extension, features a front-facing double glazed window that fills the room with natural light. It includes a central heating radiator and a built-in TV insert for a sleek, modern finish, along with a TV point for added functionality. A door provides direct access to the ensuite, creating a private and well-equipped living space.

Ensuite

A modern three-piece suite comprising a WC, vanity wash hand basin, and a walk-in rainfall shower. The walls are fully tiled, complemented by LVT flooring for a stylish and durable finish. Additional features include an illuminated mirror, extractor fan, chrome heated towel radiator, and a rear-facing double glazed window that brings in natural light.

Bedroom Two

13'3" x 11'3" (4.04 x 3.43)

This bedroom features a front-facing double glazed window that fills the room with natural light, a central heating radiator, and a TV point for entertainment needs. It also includes fitted wardrobes for ample storage and decorative coving to the ceiling, adding a touch of elegance.

Bedroom Three

12'2" x 11'1" (3.71 x 3.4)

This spacious double room boasts two rear-facing double glazed windows that flood the space with natural light. TV point. It includes a central heating radiator, fitted wardrobes for ample storage, and decorative coving to the ceiling.

Bedroom Four

10'7" x 9'1" (3.23 x 2.77)

This room, currently used as a study, features a front-facing double glazed window that allows plenty of natural light to enter, TV point. It is equipped with a central heating radiator and finished with laminate flooring, creating a comfortable and practical workspace.

Family Bathroom

A contemporary four-piece bathroom suite comprising a WC, vanity wash hand basin, freestanding bath, and mains shower cubicle. The walls are fully tiled and complemented by luxury vinyl click tile flooring for a sleek, durable finish. Additional features include a chrome heated towel radiator, extractor fan, and a rear-facing double glazed window that provides natural light.

Outside

Front Elevation

At the front of the property, a block-paved driveway offers off-street parking for multiple vehicles. The area is complemented by a thoughtfully planted shrub border, adding a touch of greenery and enhancing the property's curb appeal.

Rear Garden

At the rear of the property lies a spacious, fully enclosed garden offering a peaceful and private outdoor retreat. A well-maintained lawn provides ample space for relaxation or play, while a raised paved patio creates the perfect spot for outdoor dining or entertaining. Additionally, there is a separate paved seating area ideal for enjoying the sunshine or evening gatherings. The garden is beautifully framed by mature flower and shrub borders, adding colour and natural beauty throughout the seasons. For convenience, a cold water tap is also installed, making garden maintenance and outdoor tasks effortless.

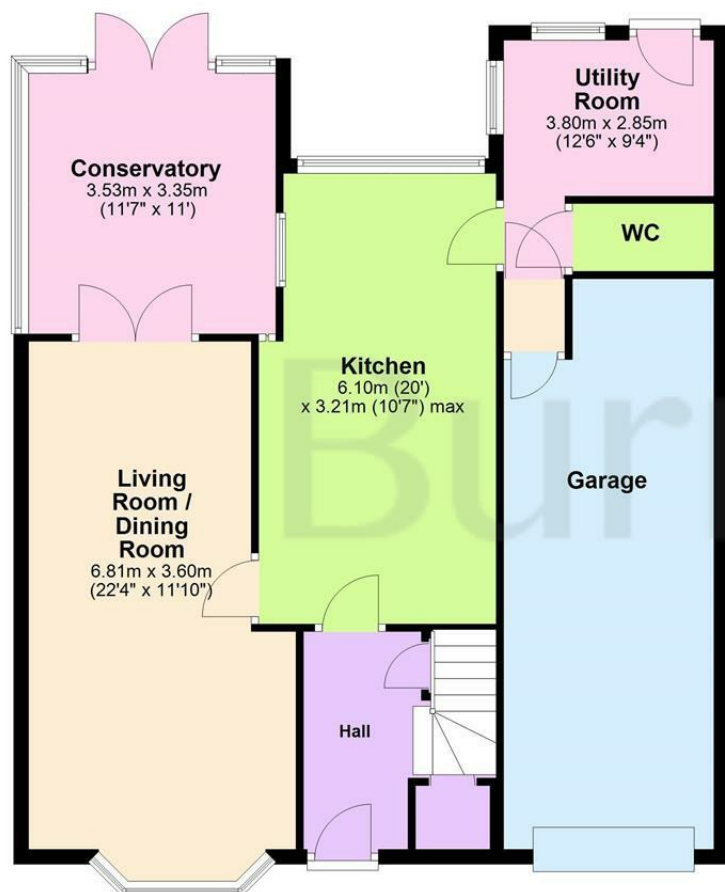


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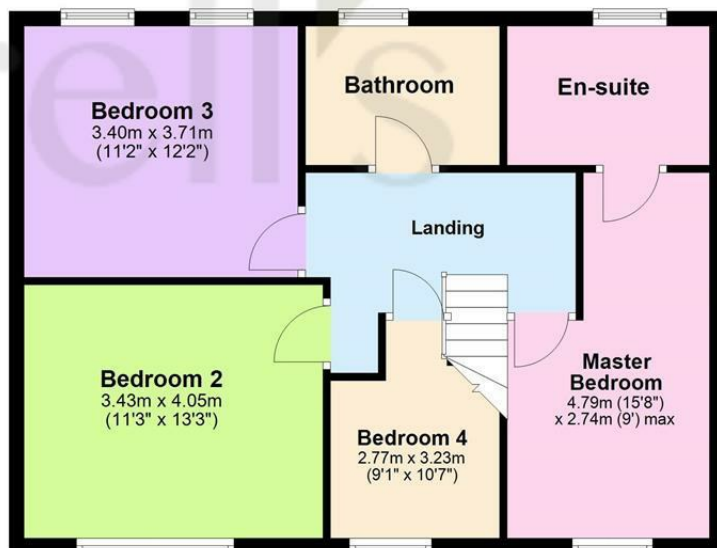
Ground Floor

Approx. 94.7 sq. metres (1018.8 sq. feet)



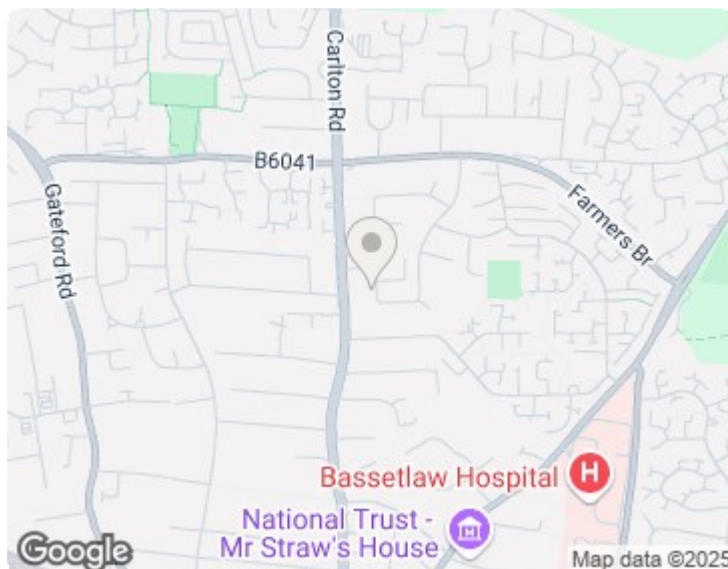
First Floor

Approx. 66.6 sq. metres (716.7 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



Important Notice: Prospective purchasers should note that these sales particulars have been prepared in good faith to give a fair overall view of the property and NOT as a statement of fact. Burrell's Estate Agents have not checked any services, appliances, equipment or facilities mentioned within these particulars and therefore cannot confirm them to be in working order. These sales particulars, including the description, photos and floorplans, are for guidance only and do not constitute part of an offer or contract.

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