



## 5 Keats Crescent, Worksop S81 0QF

**Guide price £200,000**

GUIDE PRICE £200,000 - £210,000

This immaculately presented three-bedroom semi-detached home offers spacious and versatile living across multiple levels. The heart of the home is a modern open-plan kitchen diner, perfect for family living and entertaining.

Upstairs features two double bedrooms and a single room, with the master bedroom benefitting from air conditioning. A converted attic room, complete with Velux windows and its own air conditioning unit, offers ideal space for a home office, guest room, or additional bedroom.

Recent improvements include a newly fitted roof over the utility rooms and downstairs toilet. A separate side door provides convenient access directly to the rear garden. Outside, the fully landscaped garden is arranged over multiple levels and designed for low maintenance.

To the front, a large driveway provides off-street parking for up to three vehicles. The property also benefits from a wired CCTV system for added security. Early viewings are highly recommended to fully appreciate all this stylish and well-maintained home has to offer.

- Semi Detached House
- Three Bedrooms With An Attic Room
- Beautifully Presented Kitchen/Dining Room
- New Solid Roof On Utility Room With Additional Downstairs Toilet
- Air Conditioning In Master Bedroom And Attic Room
- Fully Landscaped Gardens
- Fully Wired CCTV System
- Ideal For First Time Buyers
- Viewings Advised

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## Ground Floor

### Entrance Hall

Featuring wood flooring and a wall-mounted radiator, this area includes stairs leading to the first floor, an under-stairs storage cupboard, a double-glazed side window, and a double-glazed obscure door to the front elevation.

### Lounge

The lounge features a UPVC window to the front elevation and a decorative wood beam with inset feature lighting, adding character and warmth to the space.

### Kitchen/Diner

The recently fitted kitchen, located next to the utility room, features a UPVC window overlooking the rear elevation and is fitted with sleek white handleless gloss wall and base units, a composite sink and drainer, a gas hob with a fan-assisted oven, wood-effect worktops, and modern lower plinth lighting. The kitchen opens into a dining area with an additional UPVC window to the rear and a UPVC door providing access to the utility room and downstairs toilet—previously outbuildings, now thoughtfully converted for added practicality.

### Utility Room

The utility room, formerly an outbuilding, has been fully converted and benefits from a recently fitted pitched roof. It features an entrance hall with a UPVC door leading directly to the rear garden. Inside, the utility room offers plumbing for a washing machine and tumble dryer, along with additional wall and base units for extra storage. There is also a separate WC, adding further convenience to this practical space.

## First Floor

### Bedroom One

Bedroom one features a UPVC window to the front elevation, air conditioning, and a full mirrored wardrobe with sliding doors.

### Bedroom Two

Bedroom two boasts a UPVC window to the rear elevation and is also a spacious double room

### Bedroom Three

Bedroom three features a UPVC window to the front elevation, is currently used as a makeup room, and includes stairs leading up to the attic room.

### Family Bathroom

The full-length attic room features two Velux windows to the front elevation, benefits from air conditioning, and houses the wired CCTV system.

## Outside

### Rear Garden

The rear garden is thoughtfully designed for low maintenance and spans multiple levels, creating a dynamic and inviting outdoor space. It offers several distinct seating areas, perfect for relaxing or entertaining guests. The garden features a gravel section that adds texture and ease of upkeep, alongside stylish decking areas that provide ideal spots for outdoor dining or lounging. Artificial grass sections ensure year-round greenery without the hassle of regular lawn care. Enhanced by carefully placed feature lighting, the garden is beautifully illuminated in the evenings, while a practical garden shed at the rear offers ample storage for tools and equipment.

### Front Elevation

The front elevation is fully concreted, offering a spacious and durable driveway with ample off-road parking for up to three cars. This practical setup ensures easy access and convenient parking, while the clean, low-maintenance surface enhances the property's curb appeal.



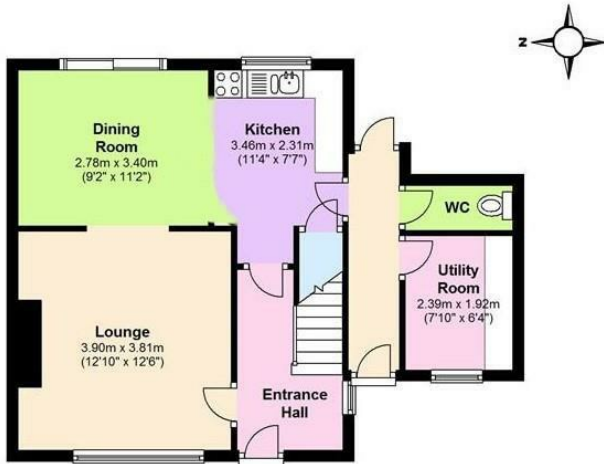
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**Ground Floor**  
Approx. 49.9 sq. metres (537.3 sq. feet)



**First Floor**  
Approx. 39.4 sq. metres (423.6 sq. feet)

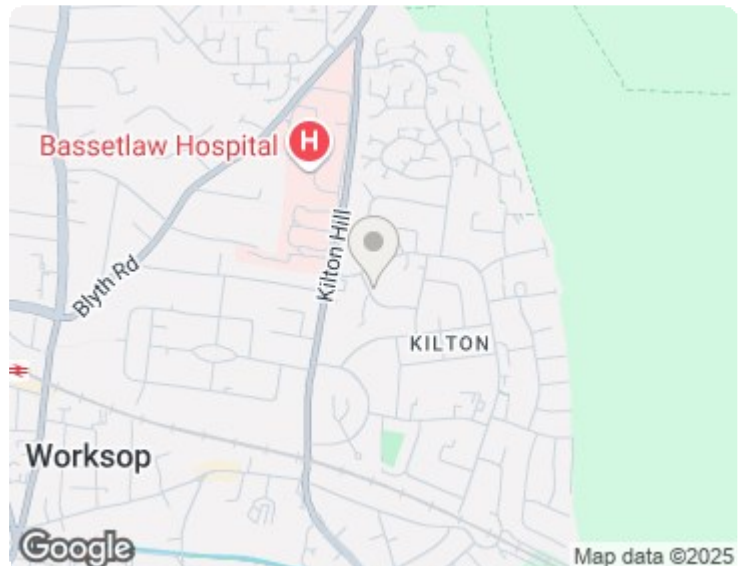


**Second Floor**  
Approx. 18.2 sq. metres (195.5 sq. feet)



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		69	76
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.

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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