



## 22 Greenfields Way, Worksop S81 9TD

**Guide price £270,000**

GUIDE PRICE £270,000 - £280,000

Nestled in the charming area of Carlton-In-Lindrick, Worksop, this delightful detached house on Greenfields Way offers a perfect blend of modern living and comfort. Built in 2001, providing ample space for families or those seeking a little extra room.

Upon entering, you are welcomed into a spacious reception room that sets the tone for the rest of the home. The heart of the house is undoubtedly the luxury fitted kitchen and dining area, which boasts elegant marble worktops and underfloor heating, ensuring a warm and inviting atmosphere for both cooking and entertaining. This area is perfect for family gatherings or hosting friends.

The property features four well-proportioned bedrooms, providing plenty of space for relaxation and privacy. With two modern bathrooms, morning routines will be a breeze, catering to the needs of a busy household.

Step outside to discover a beautifully landscaped rear garden, an ideal space for outdoor activities, gardening, or simply enjoying the fresh air. This tranquil setting is perfect for unwinding after a long day or hosting summer barbecues.

- Detached House
- Open Plan Kitchen/Diner
- Cul De Sac Location
- Four Bedrooms
- Underfloor Heating in Kitchen/Diner
- Immaculately Presented
- Attached Single Garage
- Downstairs W/C

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## Ground Floor

### Entrance Hall

Composite front door leading into a spacious hallway giving access to the lounge and stairs to the first floor.

### Lounge

This inviting lounge features sleek laminate flooring, offering both style and practicality. The space is enhanced by a convenient understairs storage cupboard, providing additional room for belongings. A large uPVC window to the front elevation allows natural light to flood the room.

### Open Plan Kitchen/Diner

This luxury kitchen combines elegance and functionality with navy and cream shaker-style units, creating a timeless and sophisticated aesthetic. The sleek granite worktop provides a polished surface for cooking and entertaining, while the fitted induction hob offers precise, energy-efficient cooking. A built-in dishwasher and fridge/freezer add convenience, and the stylish extractor ensures a fresh atmosphere. The laminate heated flooring keeps the space cosy, while spotlights illuminate key areas, and ambient lighting creates a warm, inviting atmosphere, perfect for both everyday use and hosting guests. Dining area has french door leading onto the rear garden.

### Downstairs w/c

Upvc obscure window to the side elevation, half tiled downstairs w/c which consists of; low flush w/c, vanity sink, chrome towel rail.

## First Floor

### Master Bedroom

Upvc window to the front elevation, bespoke wooden fitted wardrobes, gas central heating radiator leading through to the ensuite;

### Ensuite

Upvc obscure window to the front elevation, fully tiled ensuite which boasts, corner shower enclosure, pedestal vanity sink, low flush w/c, spotlights to ceiling, tiled floor.

### Bedroom Two

Upvc window to the rear elevation, wall mounted gas central heating radiator.

### Bedroom Three

Upvc window to the front elevation, wall mounted gas central heating radiator, storage cupboard.

### Bedroom Four/Laundry Room

This functional laundry room is designed for convenience, featuring plumbing for a washing machine and ample shelving for storage. It offers dedicated hanging space for ironing, keeping clothes organized and wrinkle-free. The layout maximizes efficiency, with everything you need within easy reach, making laundry chores more manageable and streamlined.

## Outside

### Rear Garden

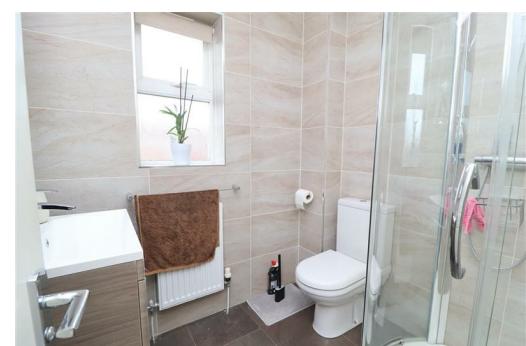
This beautifully landscaped garden boasts a spacious porcelain patio area, perfect for outdoor dining and relaxation. The artificial lawn offers a lush, low-maintenance green space, framed by a rustic wood sleeper border. Decorative stone gravel adds texture and charm, while a variety of shrubs, trees, and plants bring vibrant colour and life to the garden, creating a serene and inviting outdoor retreat.

### Front Elevation

The front elevation of the property offers parking for two cars, A low-maintenance front lawn enhances the curb appeal, Access to the single garage, while the entrance canopy provides a welcoming touch, offering shelter as you approach the front door. This well-designed exterior combines functionality and aesthetic appeal, making it both practical and inviting.

### Garage

Single attached garage with up and over door, lighting and electric.





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Approximate total area<sup>(1)</sup>

1045.5 ft<sup>2</sup>

97.13 m<sup>2</sup>

Floor 0



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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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	EU Directive 2002/91/EC	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	EU Directive 2002/91/EC	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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