



## 16 Hemmingfield Crescent, Worksop S81 0NS

**Guide price £210,000**

Guide Price £210,000- £220,000

This well-presented three-bedroom semi-detached home is situated on the popular Hemmingfield Crescent in Worksop, an established residential area known for its convenient access to local schools, shops, and transport links. The property offers a superb combination of modern upgrades and comfortable living space, including newly fitted windows and external doors, leased solar panels for improved energy efficiency, and a detached garage with driveway parking. Inside, the home features a spacious lounge, a well-appointed kitchen that opens into a bright dining area, and three good-sized bedrooms. Outside, the south-facing rear garden provides an ideal space for relaxing or entertaining, with a pleasant outlook and excellent privacy. This is a fantastic opportunity for families, first-time buyers, or anyone seeking a well-maintained home in a sought-after location.

- Three Bedroom Semi-Detached Home
- Modern Kitchen Opening into Dining Room
- Leased Solar Panels
- Newly Fitted Windows and External Doors
- South-Facing Rear Garden
- Popular Residential Location
- Spacious Lounge
- Detached Garage & Driveway

locating your ideal home



The UK's number one property website

## Ground Floor

### Entrance Hall

A welcoming entrance hall featuring the recently installed composite front door, offering excellent insulation, security, and modern kerb appeal. The hallway provides access to the ground-floor accommodation and has a staircase rising to the first floor.

### Lounge

13'2 x 13'5 (4.01m x 4.09m)

A bright and comfortable reception room with a large front-facing window allowing plenty of natural light. The room also benefits from a gas fire with a decorative surround, providing a focal point and a cosy atmosphere. There is ample space for a variety of seating furniture.

### Kitchen/Dining Room

19'9 x 9'1 (6.02m x 2.77m)

A well-appointed kitchen fitted with a range of modern light-wood units, complementary worktops, tiled splashbacks, and integrated appliance space. Dual aspect windows provide excellent natural light and views over the rear garden. A door leads into the dining area and out to the side of the property. Dining Room is positioned at the rear of the home with double doors opening onto the garden, this is an ideal family dining space. Plenty of room for a table and chairs, with a bright outlook and direct access to the garden terrace.

## First Floor

### Master Bedroom

13'2 x 11'4 (4.01m x 3.45m)

A spacious double bedroom with fitted wardrobes and a large window overlooking the front aspect.

### Bedroom Two

12'2 x 9' (3.71m x 2.74m)

Another generous double bedroom with fitted storage and a pleasant view over the rear garden.

### Bedroom Three

10'2 x 8' (3.10m x 2.44m)

A well-proportioned single bedroom ideal as a child's room, guest room, or home office.

### Family Bathroom

A bright bathroom comprising a panel bath with shower over, WC, wash basin, and part-tiled walls.

## Outside

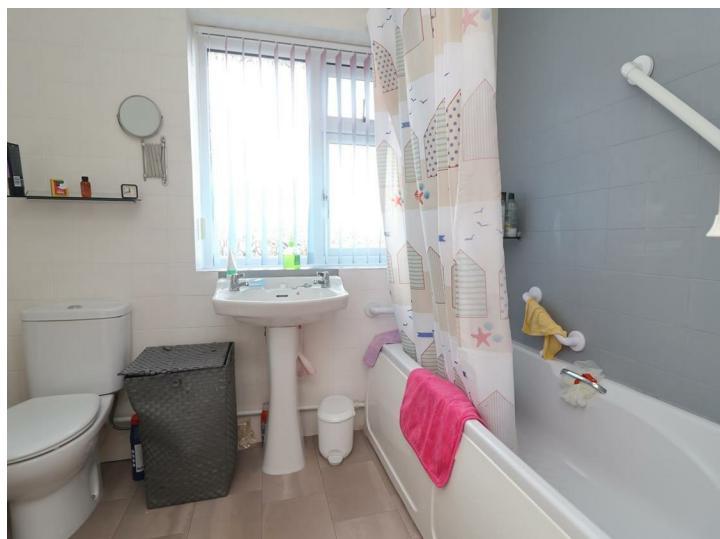
### Rear garden

A particular feature of the property is the south-facing garden. With a patio area, well-stocked borders, and a pathway leading through mature planting. Garage is located to the side of the property, has power and lighting, also providing additional parking, storage, or workshop potential.

### Front Elevation

A neatly presented frontage with driveway parking for multiple vehicles and access to the detached garage. Newly fitted windows and doors enhance the exterior appearance.





locating your ideal home



| Energy Efficiency Rating                                   |                         |   |
|--|-------------------------|---|
|  | Current                 | Potential   |
| Very energy efficient - lower running costs<br>(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                |                         |   |
| <b>England &amp; Wales</b>                                 | EU Directive 2002/91/EC |  |

| Environmental Impact (CO <sub>2</sub> ) Rating                                 |                         |   |
|--|-------------------------|---|
|  | Current                 | Potential   |
| Very environmentally friendly - lower CO <sub>2</sub> emissions<br>(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                |                         |   |
| <b>England &amp; Wales</b>   | 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.

locating your ideal home

