



17 Monks Way, Shireoaks, Worksop

S81 8NE

£330,000

A beautifully presented four-bedroom detached family home offering spacious and versatile living throughout. The property features a bright living room, contemporary open-plan kitchen diner with island and granite worktops, conservatory, utility room, downstairs WC, and integral garage. Upstairs boasts a master bedroom with en-suite, fitted wardrobes, three further well-proportioned bedrooms, and a family bathroom. Externally, the home benefits from a block-paved driveway with EV charging point and a private enclosed rear garden with patio, decking, and mature trees providing excellent privacy.

- Four-bedroom detached family home in a sought-after location
- Conservatory overlooking the garden, ideal as a playroom or second lounge
- Three further well-proportioned bedrooms
- Private enclosed rear garden with patio, decking, and mature trees
- Spacious living room with feature fireplace
- Utility room and downstairs WC for added convenience
- Family bathroom with modern suite
- Contemporary open-plan kitchen diner with granite worktops and island
- Master bedroom with fitted wardrobes and en-suite shower room
- Block-paved driveway with EV charging point and integral garage

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Entrance Hallway

Composite front door with glazed window panels, laminate flooring, staircase to the first floor and access to the living room

Living Room

A spacious front-facing reception room with double-glazed window, laminate flooring, and a feature stone-effect fireplace with electric fire. Door leads through to the kitchen diner

Kitchen Diner

A generous family space fitted with a contemporary range of wall and base units with granite worktops and central island incorporating a sink and mixer tap. Integrated oven, microwave, and electric hob with extractor, plus space for freestanding fridge/freezer. Patio doors open onto the garden and sliding doors lead into the conservatory. Internal doors provide access to the garage, utility room, and downstairs WC

Utility Room

With fitted units, space for washer/dryer, housing for the gas boiler and electric board, door to the downstairs WC.

Downstairs WC

Hand wash basin, low flush wc, side facing obscure-glass window

Conservatory

Bright and versatile with wooden flooring, panoramic windows, central heating radiator, ceiling fan, and patio doors opening onto the rear garden

First Floor Landing

Spacious landing with loft access and doors to all four bedrooms and the family bathroom, front facing double glazed window.

Master Bedroom

Front-facing double bedroom with fitted wardrobes and door to en-suite shower room.

En-suite Shower Room

Fully tiled with enclosed shower, vanity unit with sink, WC, chrome towel radiator, and side facing obscure-glass window.

Second Bedroom

A good sized double with rear-facing window, neutrally decorated

Third Bedroom

Further double with front-facing window, also neutrally finished.

Fourth Bedroom

Good-sized room with rear-facing window, currently used as a home office.

Family Bathroom

Modern suite comprising bath with overhead shower, WC, wash basin, and part-tiled walls and laminate flooring.

Externals

To the front: block-paved driveway for up to three cars, EV charging point, and roller door to the integral garage.

To the rear: fully enclosed garden mainly laid to lawn with Indian stone patio, raised deck, garden shed, and mature trees offering privacy.

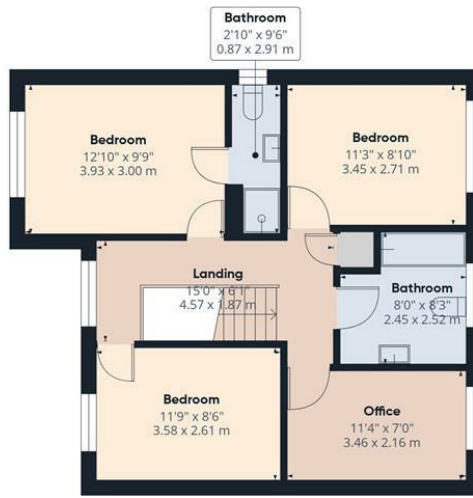




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Floor 0



Floor 1

Approximate total area^m
1355 ft²
126 m²

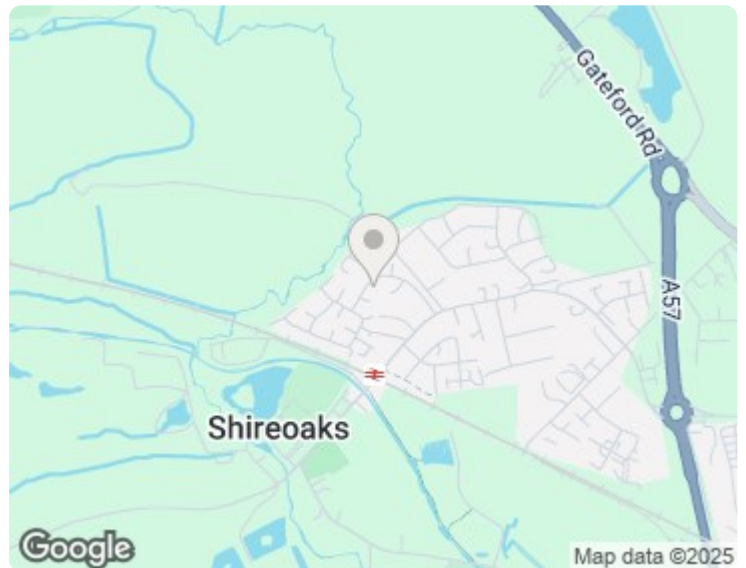
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		65	
(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			85
(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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