



## **4 Harebell Grove, Worksop S81 9FF**

**Offers over £325,000**

A beautifully presented four-bedroom detached family home located on the popular and well-established Harebell Grove in Carlton in Lindrick. The property offers spacious and well-balanced accommodation throughout, finished to a high standard and perfectly suited to modern family living. At the heart of the home is a stylish kitchen/diner, ideal for both everyday use and entertaining, with Bifold doors opening directly onto a thoughtfully landscaped rear garden. Further highlights include a comfortable living room, an ensuite to the principal bedroom and a professionally converted garage, now with an impressive bar and entertainment space complete with pumped ale. With driveway parking, contemporary finishes throughout and a desirable residential setting, this is a home that combines comfort, functionality and lifestyle appeal.

- Four Bedroom Detached Family Home
- En-Suite To Principal Bedroom
- Driveway Parking
- Sought-After Carlton In Lindrick Location
- Landscaped Rear Garden
- Modern & Well-Presented Throughout
- Stylish Kitchen/Diner With Garden Access
- Converted Garage Bar With Pumped Ale

locating your ideal home



## Ground Floor

### Lounge

A spacious and well-presented reception room positioned to the front of the property, featuring a large window that allows for plenty of natural light. The room offers ample space for multiple seating arrangements, creating a comfortable setting for everyday family living.

### Openplan Kitchen/ Dining Room

An impressive open-plan kitchen and dining space that forms the heart of the home. The kitchen is fitted with a range of contemporary, handleless units complemented by integrated appliances, sleek work surfaces and under-cabinet lighting. The dining area comfortably accommodates a large table and benefits from feature pendant lighting and Bifold doors opening directly onto the landscaped rear garden, making this an ideal space for entertaining.

### Downstairs Utility Room

A practical utility room located off the kitchen, offering additional worktop space, plumbing for appliances and useful storage.

### Downstairs W/C

A modern cloakroom fitted with a low-level WC and wash hand basin, conveniently positioned for guests.

## First Floor

### Master Bedroom

A generous double bedroom featuring fitted wardrobes and a stylish ensuite shower room, offering a comfortable and private retreat.

### Ensuite

Finished to a contemporary standard with a walk-in shower, wash hand basin and WC, complemented by modern tiling and fittings.

### Bedroom Two

A well-proportioned double bedroom overlooking the rear garden, ideal for family members or guests.

### Bedroom Three

A good-sized bedroom, currently utilised as a dressing room/home office, demonstrating the flexibility of the accommodation.

### Bedroom Four

A versatile fourth bedroom, suitable for use as a nursery, study or additional bedroom.

### Family Bathroom

A modern family bathroom fitted with a bath and shower over, wash hand basin and WC, finished with stylish tiling and contemporary fixtures.

## Outside

### Garage/Bar Conversion

The garage has been professionally converted into an impressive bar and entertainment space, complete with pumped ale and seating areas. An ideal addition for hosting friends and family or enjoying evenings at home. Also, benefits from a storage section to the front.

### Rear Elevation

A beautifully landscaped and enclosed rear garden, designed with both relaxation and entertaining in mind. The garden is mainly laid to lawn with a paved porcelain patio seating area directly accessible from the kitchen/diner.

### Front Elevation

Driveway parking to the side of the property providing off-road parking for two cars.



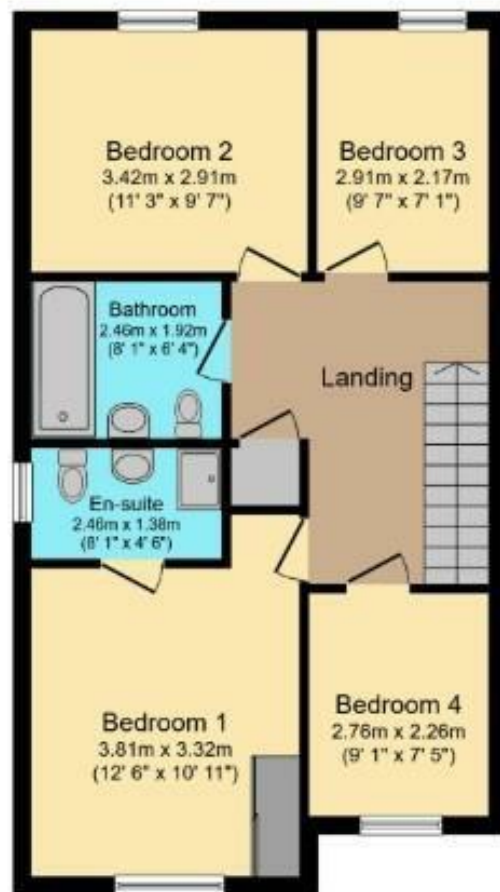
Tel: 01909 475111







**Ground Floor**



**First Floor**

Total floor area 115.3 sq.m. (1,242 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by www.focalagent.com

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	
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) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	
EU Directive 2002/91/EC	



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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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