



17 Wallingbrook Rise, Worksop S80 3PG

Asking price £255,000

An immaculately presented three-bedroom detached home, located on a desirable cul-de-sac on Wallingbrook Rise, Worksop. Occupying a generous corner plot, the property has been thoughtfully upgraded and extended, creating a well-balanced layout ideal for modern living. Highlights include a contemporary kitchen with granite worktops and underfloor heating, a rear dining room extension with garden access, a separate living room. To the first floor are two double bedrooms and a further single bedroom, along with a well appointed family bathroom. Externally, the property benefits from a driveway providing parking for two vehicles.

- Three Bedroom Detached House
- Located On A Quiet Cul-de-Sac
- Contemporary Kitchen With Granite Worktops And Underfloor Heating
- Rear Dining Room Extension Off The Kitchen
- Separate Living Room
- Two Double Bedrooms Plus Single Bedroom
- Immaculately Presented Throughout
- Driveway Parking For Two Vehicles

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Ground Floor

Entrance Hall

A welcoming entrance hall providing access to the living room and staircase to the first floor.

Lounge

A well-proportioned and comfortable reception room with a front-facing window allowing plenty of natural light. Tastefully decorated and offering ample space for seating and furnishings.

First Floor

Kitchen

A stylish, modern kitchen fitted with a range of wall and base units, granite worktops, and integrated appliances. The space further benefits from underfloor heating to the kitchen flooring, enhancing comfort and practicality.

Snug/Dining Room

Forming a rear extension off the kitchen, the dining room is a standout feature of the home. Full of character with exposed brickwork and French doors opening out to the garden, this is an excellent space for both everyday dining and entertaining.

Master Bedroom

A well-sized double bedroom, finished in a calm and contemporary style, with space for wardrobes and additional bedroom furniture.

Bedroom Two

Another well-proportioned double bedroom, presented to a high standard.

Bedroom Three

Another well proportioned single bedroom with Upvc window overlooking the rear garden.

Outside

Family Bathroom

A modern family bathroom fitted with a contemporary suite comprising a bath with electric shower over, wash basin and WC, finished with stylish tiling and fittings.

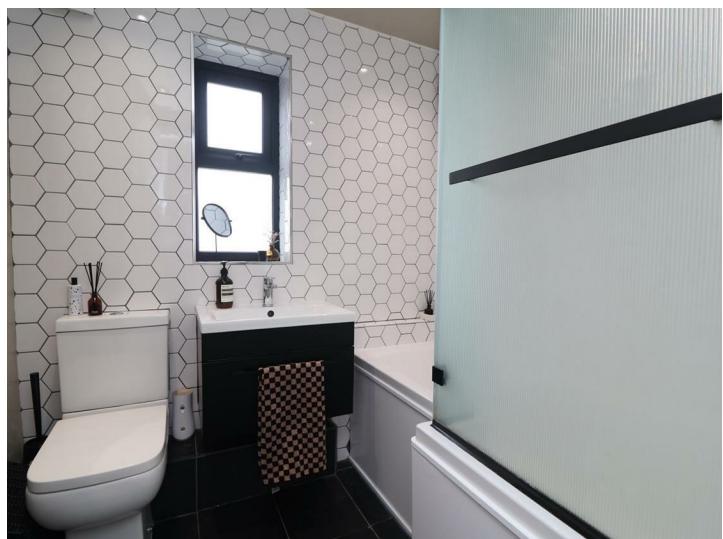
Rear Garden

The rear garden is a particular feature, thoughtfully landscaped and designed for both relaxation and entertaining. Arranged across multiple levels, it incorporates paved seating areas, decorative gravel sections and raised borders with mature planting. A central circular patio area provides an excellent space for outdoor furniture, while defined pathways lead through the garden, creating interest and flow. Enclosed by timber fencing for privacy, the garden offers a stylish yet practical outdoor retreat with space for seating, dining and potted planting throughout.

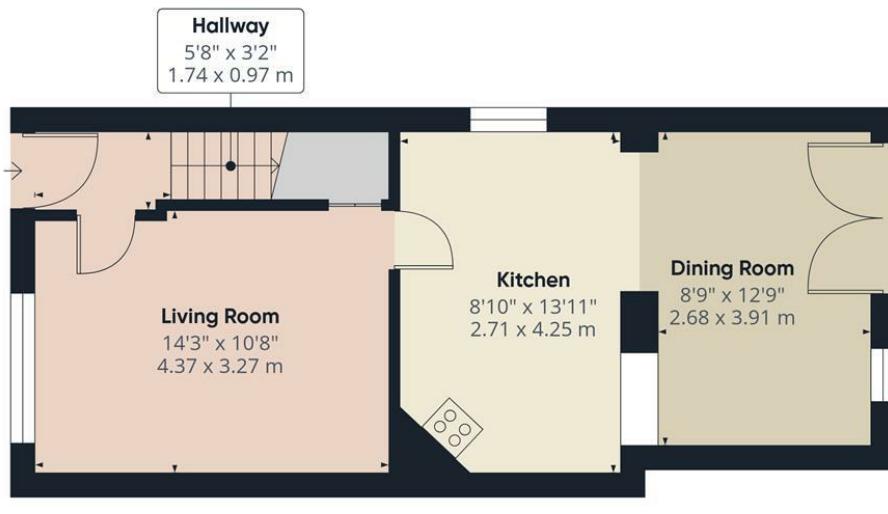
Front Elevation

To the front, the property is approached via a paved pathway leading to the entrance door. The garden is attractively landscaped with decorative stone chippings, established shrubs and planted borders, creating a pleasant first impression. The frontage provides an open, low-maintenance setting that enhances kerb appeal while allowing easy access around the property.





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Approximate total area⁽¹⁾

730 ft²

67.8 m²

Floor 0



(1) Excluding balconies and terraces

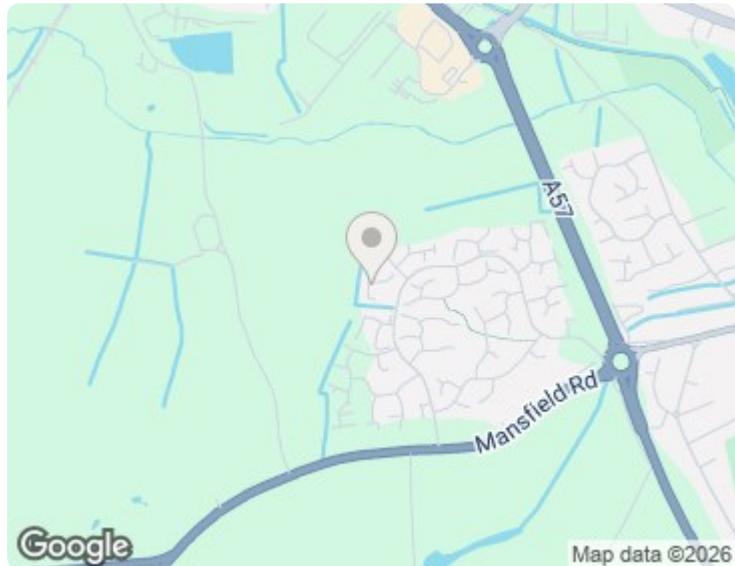
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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	84	68

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 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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