



31 Acacia Close, Worksop S80 3RD

£239,000

Welcome to Acacia Close, Worksop, this charming mid mews dormer bungalow offers a delightful blend of comfort and convenience. Spanning an impressive 1,091 square feet, the property features two well-proportioned bedrooms, making it an ideal choice for small families, couples, or those seeking a peaceful retirement retreat.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining. The bungalow boasts two bathrooms, including an ensuite attached to the master bedroom located on the first floor, ensuring privacy and ease for its occupants.

The layout of the property is thoughtfully designed, maximising space and functionality. The master bedroom, situated on the upper level, offers a serene escape, while the second bedroom on the ground floor is versatile and can be adapted to suit your needs, whether as a guest room, dining room or hobby space.

For those with vehicles, the property includes parking for up to three vehicles, a valuable feature in this desirable area. The surrounding neighbourhood is peaceful, providing a perfect backdrop for leisurely walks and community living.

- Mid Mews Dorner Bungalow
- Two Bedrooms
- Two Bathrooms
- Master Bedroom
- Attached Garage With Electric
- No Onward Chain
- Encompasses The Top Floor
- Door
- Cul De Sac Location
- Viewing Advised

locating your ideal home



   rightmove.co.uk
The UK's number one property website

Ground Floor

Entrance Hall

The entrance hall of this dormer bungalow is a welcoming space that provides easy access to various areas of the home. From here, you can enter the cozy lounge, a conveniently located downstairs bathroom, and the well-equipped kitchen. The second bedroom or dining room is also accessible from the hall, offering flexibility in use. A staircase, equipped with a stair lift for added accessibility, leads to the first floor, ensuring easy movement between levels for all residents.

Lounge

14'2" x 13'1" (4.33 x 3.99)

The lounge boasts a large UPVC window that overlooks the front elevation of the bungalow, allowing plenty of natural light to fill the space. This window offers a pleasant view of the outdoors, enhancing the room's airy and open atmosphere while providing a connection to the front garden or driveway.

Kitchen

9'4" x 11'8" (2.87 x 3.58)

The kitchen is designed with matching beech-effect wood wall and base units, offering a warm and inviting feel. A sleek granite-effect worktop complements the cabinetry, providing a durable and stylish surface for meal preparation. The kitchen features a stainless steel sink and drainer, ideal for practicality, while the ceramic hob with an extractor above ensures efficient cooking and ventilation. For added convenience, a double fan-assisted oven allows for versatile cooking options.

Downstairs Bathroom

6'10" x 5'6" (2.1 x 1.69)

The downstairs bathroom is fitted with a three-piece suite, featuring an enclosed bath with a shower above and a glass shower screen for easy use and a sleek, modern look. A pedestal sink adds a touch of elegance, while the low flush WC ensures efficiency and space-saving functionality. This well-appointed bathroom combines style and practicality, making it a convenient and comfortable space.

Bedroom Two/Dining Room

12'5" x 13'1" (3.8 x 4.01)

Bedroom two has been creatively repurposed as a dining space, offering a versatile and spacious area. It features a large UPVC window that overlooks the rear garden, bringing in plenty of natural light and offering a peaceful view of the outdoors. Additionally, the room has French doors that also open to the rear garden, enhancing the connection to the outdoor space and allowing easy access to enjoy the surroundings.

First Floor

Master Bedroom

15'0" x 10'1" (4.58 x 3.08)

The master bedroom spans the entire top floor, creating a generous and airy retreat. It is equipped with two double fitted wardrobes, offering ample storage space and keeping the room organized. Velux windows allow natural light to flood the room, enhancing the sense of space and providing lovely views of the sky. This expansive layout makes the master bedroom a peaceful and private haven.

Ensuite

6'3" x 6'0" (1.93 x 1.84)

The ensuite features a Velux obscure window on the rear elevation, allowing for natural light while maintaining privacy. It includes an enclosed shower, a pedestal sink, and a low flush WC, all thoughtfully arranged for convenience. A useful storage cupboard offers additional space, keeping the ensuite tidy and functional. This well-designed space combines comfort with practicality, making it a perfect addition to the master bedroom.

Outside

Rear Garden

The rear garden is fully enclosed, offering privacy and security. It has recently been tidied up, with grass seed laid to create a fresh, green lawn. Various shrubs are planted along the rear, adding natural beauty and interest to the space. Additionally, there is convenient access to the garage through a rear door, providing ease of entry and additional functionality.

Garage

17'1" x 8'7" (5.21 x 2.62)

Garage has an electric power up and over door, has lighting and electric.

Front Elevation

The front elevation features a beautiful sweeping block-paved driveway that leads up to the front door, creating an inviting entrance to the home. To the right of the driveway, a well-maintained lawned area adds a touch of greenery, framed by colourful flowering borders that bring vibrant blooms and charm to the exterior. This thoughtfully landscaped front garden enhances the curb appeal and adds to the overall welcoming atmosphere of the property.

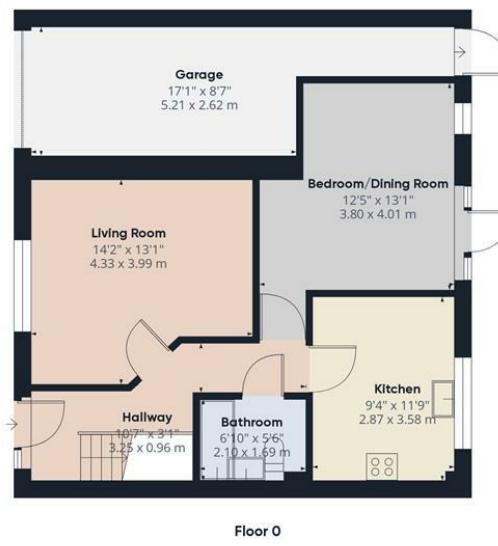


Tel: 01909 475111



locating your ideal home





Floor 0

Approximate total area⁽¹⁾

1091.78 ft²

101.43 m²

Reduced headroom

19.42 ft²

1.8 m²



Floor 1

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

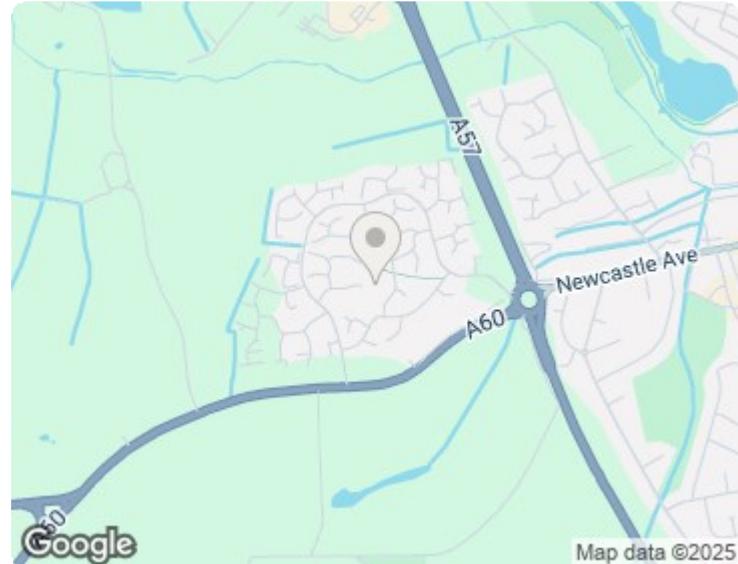
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	85
(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		

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.

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

