



87 Beaumont Rise, Worksop S80 1YG

Offers over £300,000

Situated in the sought-after St Anne's estate, this spacious four-bedroom detached home offers modern and versatile living, perfect for families. The ground floor features a welcoming living room, a well-equipped kitchen/dining area, a separate dining room, and a bright conservatory, providing ample space for relaxation and entertaining.

Upstairs, the property boasts four well-proportioned bedrooms, including a superb main bedroom with a walk-in wardrobe and private en-suite. A separate study offers a dedicated workspace, ideal for home working. A stylish family bathroom serves the remaining bedrooms, while oak flooring throughout the upper level adds warmth and elegance.

Additional modern conveniences include a Hive heating system for smart temperature control and a CCTV system for added security. Externally, the home benefits from an integral garage and a block-paved driveway with space for two cars. The rear garden features a mix of patio and lawn, perfect for outdoor dining or relaxation.

This fantastic property combines comfort, style, and modern technology in a highly desirable location.

- Detached House
- Master Bedroom With En-Suite
- Conservatory
- Four Bedrooms
- Walk-in Wardrobe
- Viewings Advised
- Separate Study Upstairs
- Integral Garage

locating your ideal home



Entrance Hall

Front door leading into the entrance hall giving access to the downstairs w/c, kitchen, Living Room, Dining Room, Conservatory and stairs leading to the upper floor.

Living Room

12'4" x 13'4" (3.770 x 4.0725)

This inviting living room offers a warm and comfortable space, featuring a plush carpet that adds a touch of coziness underfoot. A stylish electric fire serves as a charming focal point, perfect for relaxing evenings. The large bay window allows natural light to flood the room, creating a bright and airy atmosphere. With gas central heating throughout, this space remains warm and welcoming all year round.

Kitchen

7'10" x 9'0" (2.403 x 2.760)

The kitchen offers a practical and well-laid-out space, with the potential for slight modernisation to suit personal taste. It features easy-to-maintain vinyl flooring and a range of ivory shaker-style cupboards, complemented by durable laminate worktops. The half-tiled walls add a classic touch, while the gas hob, electric oven, and extractor fan provide all the essentials for cooking. With plumbing in place for a dishwasher, washing machine, tumble dryer, and fridge/freezer, the space is ready for modern appliances. A door at the rear offers convenient access to the outside.

Dining Room

9'11" x 10'10" (3.033 x 3.311)

This separate dining room provides a warm and inviting space, ideal for family meals or entertaining guests. The soft carpet adds comfort underfoot, while gas central heating ensures a cozy atmosphere year-round. Generously sized, the room flows seamlessly into the adjoining conservatory, allowing natural light to pour in and creating a bright, open feel. Perfect for both casual and formal dining, this space offers versatility to suit any lifestyle.

Conservatory

11'6" x 10'3" (3.512 x 3.136)

Situated just off the dining room, this bright and airy conservatory offers a fantastic additional living space. Large windows and a glass roof allow for plenty of natural light, creating a warm and inviting atmosphere. Perfect for relaxing or entertaining, the space provides stunning views of the garden while maintaining a seamless connection to the home. With year-round potential, the conservatory can be enjoyed as a cozy retreat in winter or an open, breezy space during the warmer months.

Downstairs W/C

Upvc obscure window to the side elevation, pedestal sink, low flush w/c.

First Floor

Main Bedroom

9'9" x 16'5" (2.981 x 5.029)

Upvc bay window to the front elevation, oak flooring throughout, walk-in wardrobe, gas central heating radiator leading through to the ensuite;

En-Suite

5'9" x 7'3" (1.776 x 2.225)

Fully tiled en-suite, with low flush w/c, vanity sink and bath.

Family Bathroom

5'5" x 7'1" (1.671 x 2.176)

Full wall tile with tile flooring, low flush w/c, vanity sink and bath with over shower head, chrome radiator and Upvc window to side elevation.

Bedroom Two

8'10" x 10'9" (2.703 x 3.285)

Upvc window, oak flooring, built in storage, gas central heating.

Bedroom Three

8'6" x 9'0" (2.606 x 2.744)

Upvc window, oak flooring, gas central heating, built in storage.

Bedroom Four

9'9" x 7'9" (2.972 x 2.373)

Upvc window, oak flooring, built in storage, gas central heating.

Study

6'0" x 7'11" (1.843 x 2.418)

Upvc window, oak flooring, gas central heating.

Rear Garden

The rear garden offers a delightful outdoor space, perfect for relaxation and entertaining. A paved patio area provides an ideal spot for outdoor dining or seating, while the well-maintained lawn adds a touch of greenery and space for play or gardening. Enclosed for privacy, this garden is a versatile space suited to a variety of needs, whether hosting gatherings or simply enjoying the outdoors.

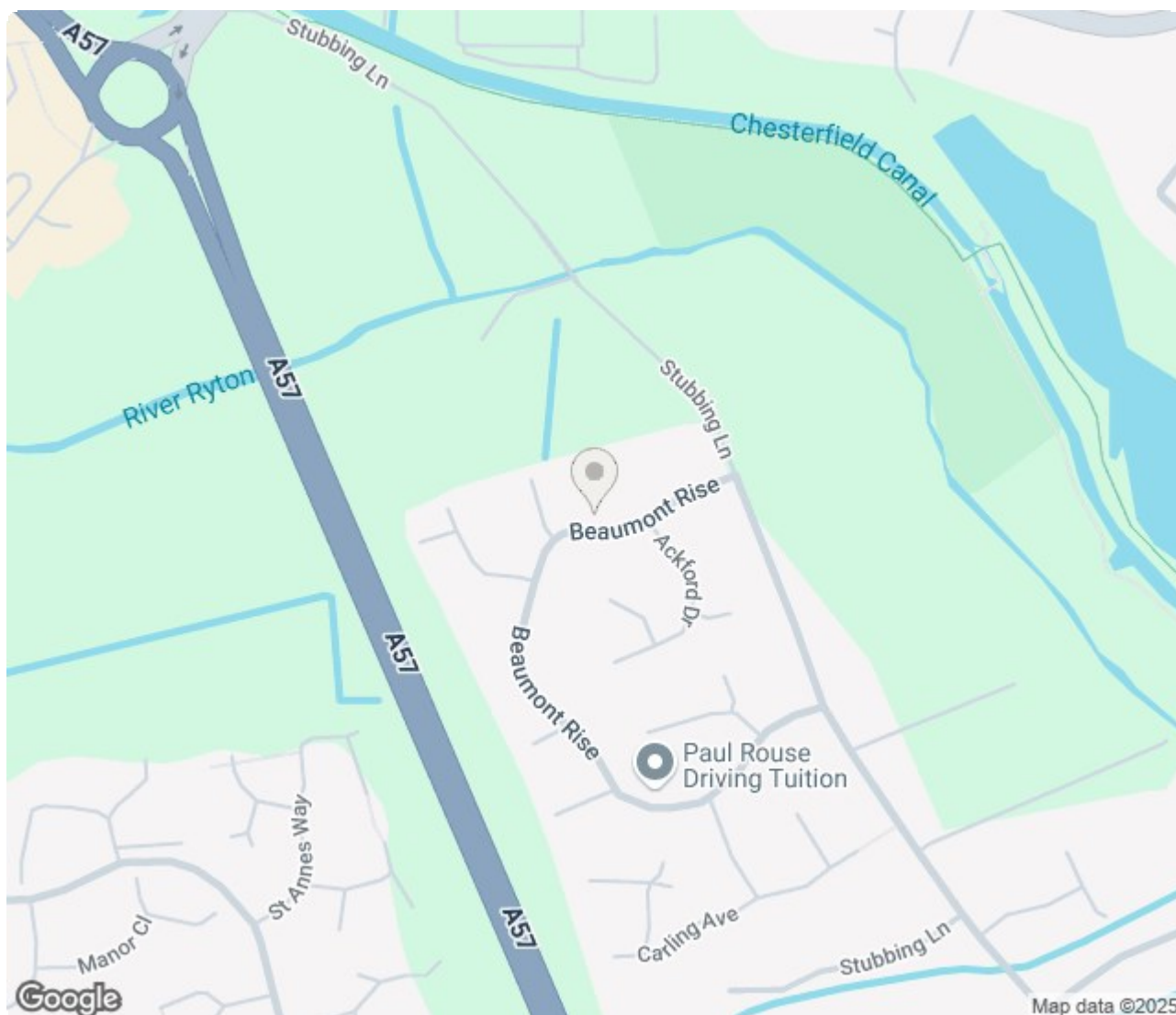
Front Elevation

This attractive four-bedroom detached home boasts excellent kerb appeal, featuring a block-paved driveway with space for two cars, leading to an integral garage for additional parking or storage.



Tel: 01909 475111





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 	

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 	

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