



**8 Bullfinch Court, Langold, Worksop
S81 9FQ**

Guide price £210,000

Guide Price £210,000 - £220,000

Set within a modern and peaceful development in the heart of Langold, this beautifully presented three-bedroom semi-detached home offers an impressive blend of contemporary styling, practical family living, and far-reaching open views to the front. The property features a spacious dining kitchen, a bright and vibrant living room, three well-proportioned bedrooms, and both a family bathroom and ground floor WC.

With a private driveway, garage, and an enclosed rear garden, this home provides comfort, style, and convenience in equal measure—perfect for first-time buyers, families, or those seeking a move-in ready home in a desirable location close to local amenities, woodland walks, and commuter links.

- Attractive Three Bedroom Semi-Detached Home
- Three Well-Proportioned Bedrooms
- Cul De Sac Location
- Far-Sweeping Countryside Views to the Front
- Contemporary Family Bathroom and Ground Floor WC
- Viewings Advised
- Modern Dining Kitchen Overlooking the Rear Garden
- Garage and Driveway Providing Ample Parking

locating your ideal home



Ground Floor

Entrance Hall

A welcoming entrance hall with stairs rising to the first floor and access to the living room.

Lounge

16'0" x 9'10" (4.9 x 3)

A generous and stylishly presented reception space featuring a vibrant accent wall and modern décor. A large window to the front elevation frames the property's attractive, far-reaching views, allowing natural light to fill the room and enhancing the welcoming atmosphere.

Kitchen/Diner

13'5" x 10'9" (4.1 x 3.3)

Positioned at the rear, the modern dining kitchen offers a range of fitted units, an integrated oven and hob, and space for additional appliances. French doors open onto the rear garden, creating a lovely connection between indoor and outdoor living.

Downstairs W/C

5'6" x 2'11" (1.7 x 0.9)

Finished with bold teal and gold décor, the downstairs WC includes a wash basin and toilet.

First Floor

Master Bedroom

13'5" x 8'2" (4.1 x 2.5)

A spacious double bedroom with dual windows overlooking the rear garden, decorated in soft pink and gold tones. This serene space easily accommodates wardrobes and bedroom furniture.

Bedroom Two

12'5" x 7'2" (3.8 x 2.2)

A well-sized double room positioned to the front of the property, benefiting from the same open views seen from the living room. Currently featuring a teal theme, it's ideal as a second double bedroom, guest room, or office.

Bedroom Three

8'10" x 5'10" (2.7 x 1.8)

A versatile single bedroom situated at the front of the home. Perfect for use as a nursery, hobby space, or dedicated home office.

Family Bathroom

7'2" x 5'10" (2.2 x 1.8)

A contemporary bathroom complete with a white suite, shower over bath, and stylish grey tiled wall. A bright and practical family space with a window for ventilation.

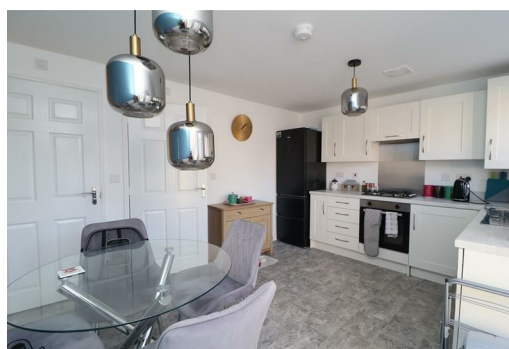
Outside

Rear Garden

The enclosed rear garden offers a private and easy-to-maintain outdoor space, ideal for relaxing, outdoor dining, or family use. With direct access from the French doors in the dining kitchen, it provides a seamless extension of your living space and is perfectly suited to both summer entertaining and everyday enjoyment.

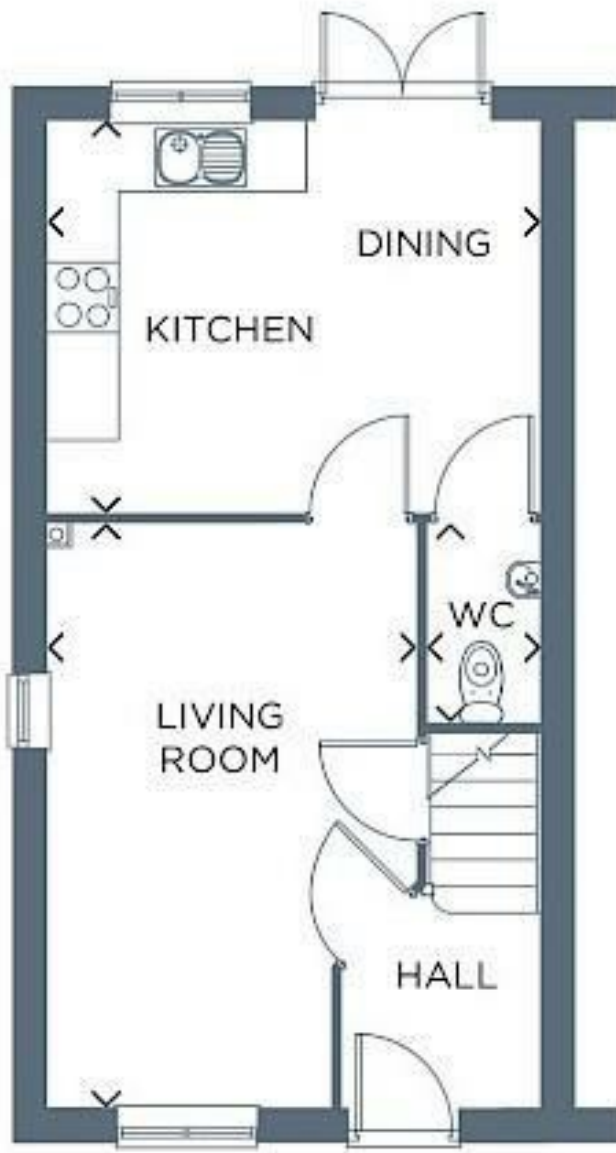
Front Elevation Plus Garage

To the front, the property enjoys a clean and attractive façade with picturesque far-reaching views across open fields. A private driveway leads to the detached garage, providing excellent off-road parking and valuable storage space. The garage also enhances the property's practicality, ideal for vehicles, bikes, or additional household storage.



Tel: 01909 475111





| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 97 |
| (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 | |



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.

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