

MELLOR & BEER

ESTATE AGENTS

51 Bridge Street, Worksop, Notts. S80 1DA

78 Watermeadows, Worksop



- Substantial four bedroomed detached home within Crabtree Park
 - Large L Shaped lounge/dining room, conservatory and snug
 - Fitted Kitchen with integrated Bosch appliances & utility room
 - Double Garage with remote door & large driveway
- Westerley facing established rear garden with patio & private woodland

A substantial four-bedroom detached home in Crabtree Park offering a large L-shaped lounge/dining room, conservatory, snug, fitted kitchen with Bosch appliances, utility and ground floor WC. Double garage with remote door, westerly rear garden, and a secure protected woodland. Close to St Anne's and Outwood Academy.

£ 425,000

78 Watermeadows Worksop S81 3DB

Ground Floor

Entrance Porch

UPVC double glazed entrance door with full-height side panels, ceramic tiled floor, uPVC double glazed internal entry door.

Reception Hallway

Spindle staircase to first floor, solid engineered timber flooring, double paned glazed doors to lounge/dining room; central heating radiator.

Lounge/Dining Room 7.97m x 3.68m plus 4.34m x 2.60m (26'2" x 12'1" plus 14'3" x 8'6")

Feature fireplace with raised hearth, coved ceiling, uPVC double glazed French doors to conservatory; three central heating radiators.



Conservatory 4.36m x 2.87m (14'4" x 9'5")

Ceramic tiled floor, fitted blinds to all sides, uPVC double glazed double French doors to rear patio and garden; central heating radiator.



Ground Floor WC

Vanity unit with wash hand basin and mixer tap, low flush WC, tiled splashbacks/half tiled walls, coved ceiling; central heating radiator.

Snug 3.68m x 2.48m (12'1" x 8'2")

Fitted fireplace with surround, marble hearth and back with inset electric fire, coved ceiling; central heating radiator.



Kitchen 4.32m x 3.77m (14'2" x 12'4")

Comprehensive fitted units comprising base, drawer and high-level cupboards with brushed steel handles; fitted marble work surfaces with matching marble upstands and window sills; Blanco composite 1.5 bowl sink with stainless steel mixer tap; pelmet lighting; integrated Bosch oven, microwave and warming drawer, integrated fridge/freezer and dishwasher; shelving and display cabinetry; central heating radiator.



Utility Room & Lobby 3.82m x 1.64m (12'6" x 5'5")

Range of fitted units, high-level cupboards, display cabinets and wine rack; roll-top work surface with fitted stainless steel sink unit; plumbing and void for automatic washing machine; ceramic tiled floor; central heating radiator.

First Floor

Landing

Spindle balustrade, loft access hatch.

Master bedroom 3.65m x 3.34m (12'0" x 10'11")

Fitted double wardrobe; under-heating/central heating radiator.



En-Suite

WC and wash hand basin set within vanity unit with stainless steel mixer tap, high-level vanity mirror with lighting, aqua board ceiling; walk-in corner shower cubicle with Aqualisa shower unit; stainless steel towel rail.



Bedroom Two 3.87m x 2.83m (12'8" x 9'3")

Fitted double wardrobe; central heating radiator.



Bedroom Three 2.90m x 2.84m (9'6" x 9'4")

Fitted wardrobe; central heating radiator.



Bedroom Four 3.01m x 2.90m (9'10" x 9'6")

Fitted double wardrobe; central heating radiator.



Family Bathroom

Low flush WC; wash hand basin set in vanity unit with fitted storage cupboards and drawers; bath with glazed shower screen and fitted Aqualisa mixer shower; shaver point; fitted cylinder tank cupboard; extensive tiling and aqua board splashbacks; central heating radiator.



Outside

Front Garden

Beautiful plot with lawns with mature, well-stocked borders; outside courtesy lighting.

Driveway and Garage

Driveway widening to provide access to double garage; powered remote access door, rear courtesy door; electric light and power laid on.

Rear Garden

Lovely Westerly-facing with extensive paved patio area, lawn, well-stocked borders and inset beds; greenhouse; timber arbour; access to private woodland area beyond.

A Unique Woodland Benefit: A particular feature of this property is the delightful, private aspect to the rear. The property backs onto an established woodland area, which was purchased collectively by a syndicate of neighbouring homeowners to secure and protect the natural environment. Each participating property holds a designated share of this land, subject to a formal legal undertaking ensuring it remains preserved purely as woodland. This guarantees that the beautiful, leafy outlook cannot be developed in the future, offering complete peace of mind and long-term privacy.



We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The potential buyer is advised to obtain verification from their solicitor, surveyor or professional advisors.

These particulars, whilst believed to be accurate are set out as a general guideline and do not represent any part of an offer or contract. Intending purchasers should not rely upon them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation in respect of the property.