

MELLOR & BEER

ESTATE AGENTS

51 Bridge Street, Worksop, Notts. S80 1DA

29 Colsterdale, Worksop



- **Three Bedroom Detached Family Home**
- **Prime Plot with Gated, Enclosed Driveway**
 - **Exceptional Presentation Throughout**
- **Modern Dining Kitchen with Built in Appliances**
- **Rear Conservatory and Low Maintenance Garden with Bar**
- **Close to Bassetlaw Hospital and Kilton Forest Golf Course**

This three-bedroom detached residence occupies a prime position within this modern development, distinguished by a secure gated frontage that affords a high degree of privacy. The property is well-presented and offers a practical layout suited to family living. Entry is via a composite door into a reception hall with stairs to the first floor. The principal lounge features a front-facing bay window, while the dining kitchen is fitted with a range of modern, high-gloss units and integrated appliances. A conservatory to the rear provides additional, versatile living space. The first floor accommodates three bedrooms and a family bathroom. Externally, the property provides extensive parking to the front and a private, low-maintenance rear garden with a dedicated entertainment and bar area.

£ 220,000

29 Colsterdale, Worksop S81 0XH

Ground Floor

Entrance Hallway

An attractive composite entrance door. Stairway to the first floor.

Lounge 5.53m x 4.31m (18'2" x 14'2")

Maximum measurements into the square bay window. Good-sized lounge with attractive front bay window. Central heating radiator with radiator cover.



Dining Kitchen 4.39m x 2.83m (14'5" x 9'3")

A well-fitted modern kitchen with a range of principal units finished in a high gloss white finish with contrasting black work surfaces which incorporate a stainless steel sink, drainer and mixer tap. Built-in appliances including an integrated four-ring gas hob unit, electric oven, and a fitted stainless steel hob unit. Automatic washing machine. Provision for fridge freezer. Fitted breakfast bar. Access to the conservatory.



Conservatory 3.41m x 3.31m (11'2" x 10'10")

Built in uPVC with a brick base. Central heating radiator and fitted radiator cover.



First Floor

Landing

Loft access hatch.

Bedroom 1 3.66m x 2.13m (12'0" x 7'0")

Box window. Laminate flooring. Central heating radiator with radiator cover.



Bedroom 2 3.05m x 2.44m (10'0" x 8'0")

Built-in double wardrobe. Laminate flooring. Central heating radiator and radiator cover.



Bedroom 3 2.74m x 1.52m (9'0" x 5'0")

Central heating radiator and fitted radiator cover.



Bathroom

Fitted with a white suite comprising a panel bath with electric shower over, fitted hand basin and low flush WC. Extensively tiled.



Outside

Front Garden

The plot offers a high level of privacy and security with attractive brick walls.

Driveway and Garage

Double wrought iron gates lead to the frontage, providing an extensive paved driveway. Artificial grass to the side. Sensor courtesy lighting to the front.



Rear Garden

Side access gate gives access to the rear garden, which enjoys a good level of privacy. There is an entertainment and bar area, a covered hot tub area, and artificial grass to the rear. Sensor courtesy lighting to the rear.



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.

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