

Christmas Lodge 1A, William Straw Gardens

Worksop, S80 1HJ

Price Guide £460,000

GUIDE PRICE £460,000 - £470,000 Situated off Sparken Hill within a quiet and desirable cul-de-sac, Christmas Lodge is an impressive individually designed family home offering generous accommodation, quality fixtures and fittings and a thoughtfully designed layout. Offered with NO ONWARD CHAIN, this is an excellent opportunity for buyers seeking a straightforward move.

The heart of the home is the superb open-plan living kitchen diner, ideal for everyday family life and entertaining. This is complemented by a separate lounge and bright garden room overlooking the rear garden. The ground floor benefits from underfloor heating, with two room thermostats providing separate temperature control for the downstairs and upstairs areas. There is also a separate utility room, shower room and the added benefit of solar panels. A particularly appealing feature is the fourth bedroom, currently used as a formal dining room, offering excellent flexibility for families, guests or additional reception space. Upstairs are three further well-proportioned bedrooms, all benefiting from built-in wardrobes or storage. The impressive master bedroom also features built in wardrobes and en-suite, with a family bathroom serving the remaining bedrooms.

Externally, a gated frontage opens onto an extensive block-paved driveway providing ample off-road parking and access to a detached double garage. The private, enclosed south-westerly facing rear garden has been attractively landscaped with lawn, established planting and paved seating areas, perfect for enjoying the afternoon and evening sunshine.

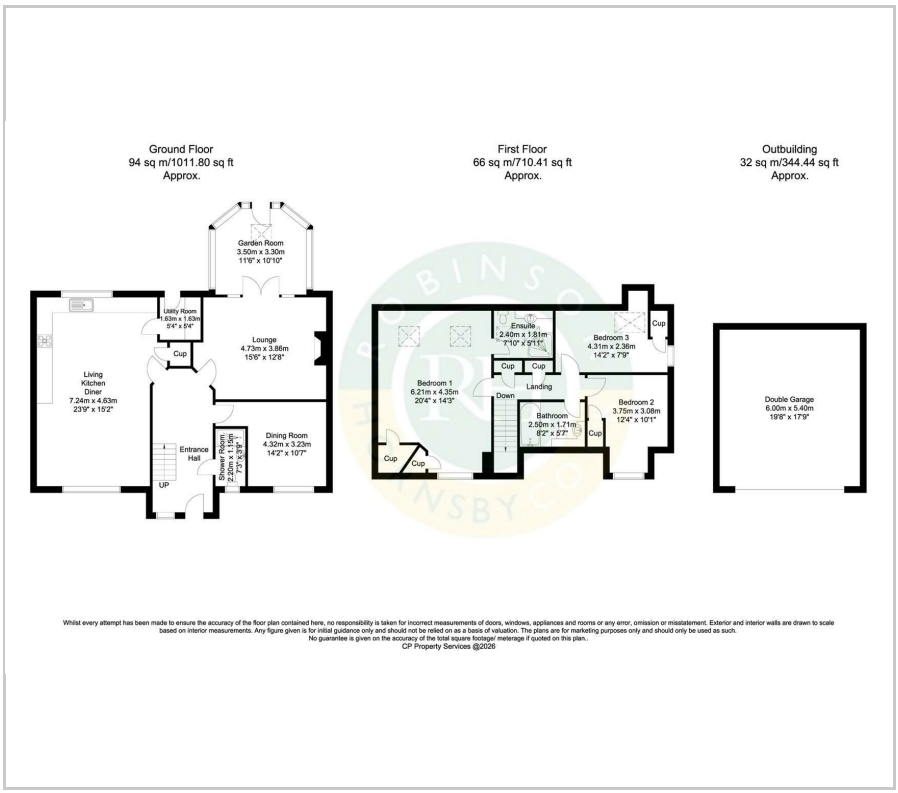
- GUIDE PRICE £460,000 - £470,000
- Individually designed four-bedroom detached family home
- Sought-after residential location within a quiet cul-de-sac
- Separate lounge and additional garden room
- Versatile ground-floor fourth bedroom / dining room
- Underfloor heating throughout the ground floor with two room thermostats providing separate temperature control for the downstairs and upstairs areas.
- Master bedroom with en-suite and two built-in wardrobes
- Ground-floor shower room and separate utility room
- Gated frontage with extensive driveway and detached double garage
- Beautifully landscaped, enclosed rear south-westerly facing garden

Viewing

Please contact our Office on 01302 751616 if you wish to arrange a viewing appointment for this property or require further information.

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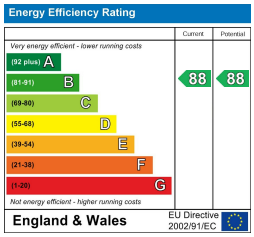
Floor Plan

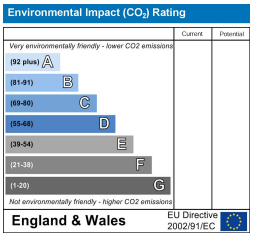


Area Map



Energy Efficiency Graph













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