

# MELLOR & BEER

## ESTATE AGENTS

51 Bridge Street, Worksop, Notts. S80 1DA

### Salt Kettle Cottage, 12 William Straw Gardens, Worksop



- **Superb Four Bedroom Detached Family Home**
- **Excellent Sought After Location**
- **Viewing essential to fully appreciate**

This is a most attractive, well fitted and presented four bedroom detached family home occupying a generous plot within this sought after development. The property offers well-proportioned living space, is well fitted throughout and is well decorated. The property in brief comprises entrance hall, ground floor WC, full length lounge, separate dining room, breakfast kitchen, utility room, there are four first floor bedrooms, master with en suite and a family bathroom. Very pleasant gardens, double drive and a double garage.

**£340,000**

# Salt Kettle Cottage, 12 William Straw Gardens, Worksop, S80 1HJ

## Entrance Hall

Solid timber flooring, coved ceiling, stairs to the first floor, understairs cupboard and full alarm control.

## Ground Floor WC

Hand basin, WC, ceramic tiled floor and central heating radiator.

## Lounge 19'5" x 11'9" (5m x 3.58m)

Coved ceilings, dado rail, two central heating radiators and uPVC double glazed double doors to the patio.



## Dining Room 11'2 x 8'11"

Coved ceilings, dado rail and central heating radiator.



## Breakfast Kitchen 11'10" x 11'6" max (3.60m x 3.50m Max) Plus 11' x 8'9" (3.35m x 2.66m)

Good range of fitted units including base, drawer, high level cupboards, fitted roll top work surfaces with inset 1/2 bowl sink unit, mixer tap, built in Bosch double electric oven, CDA four ring hob, inset dishwasher, solid timber flooring and dresser unit.



### Utility Room

Base, drawer and high level cupboards with fitted roll top work surfaces, fitted Vaillant gas combi boiler and central heating radiator.



### Master Bedroom 12'7" x 11'10" (3.83m x 3.60m)

With two double fitted wardrobes and central heating radiator.



### En Suite

WC hand basin set in vanity unit, double width shower cubicle, ceramic tiled floor, central heating radiator and cover, coved ceiling and extractor fan.



### Bedroom Two 11'10" x 9'1" (3.60m x 2.79m)

Coved ceilings, central heating radiator and fitted storage cupboard.



### Bedroom Three 11'10" x 9'2" (3.60m x 2.79m)

Coved ceiling, central heating radiator and fitted cupboard.



### Bedroom Four 9'3" x 9' (2.81m x 2.74m)

With laminate flooring, coved ceilings, central heating radiator and fitted storage cupboard.



## Family Bathroom

With white suite, WC and hand basin set in vanity unit, panelled bath, double width shower cubicle, coved ceiling, central heating radiator and extractor fan.



## Outside

Attractive low maintenance style frontage, cobbled drive providing access to the double detached garage with twin up and over entry doors and side courtesy door. The overall size of the garage is 17'5" x 17'9" (5.3m x 5.41m) currently with a partitioned area providing a storage area, there is power and light laid on. The property stands on a generous sized plot and access to the rear garden is either from the house or the attractive wrought iron gate from the drive. The gardens extend to the side and rear with attractive pathways, established borders and a pleasant lawn and patio, outside tap and outside light. The property also benefits for an external sun lounge 7'4" x 7'2" (2.23m x 2.18m) in uPVC with ceramic tiled flooring.



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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