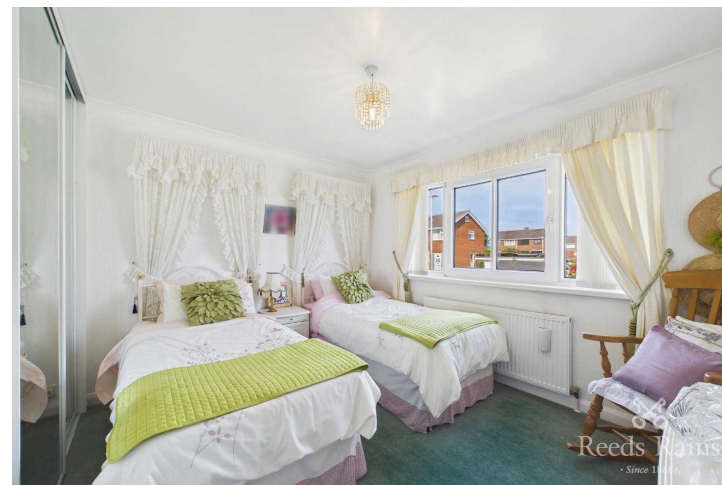
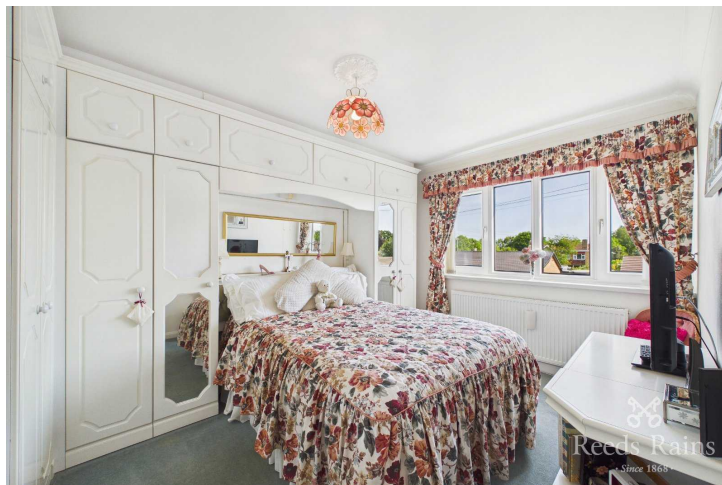
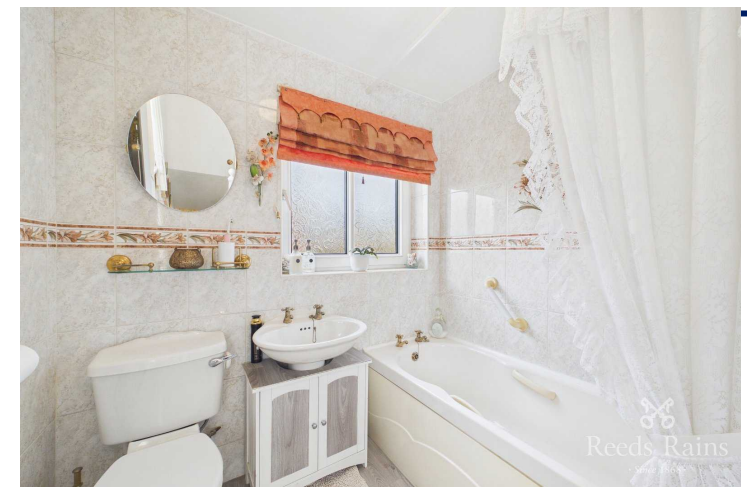




Hemmingfield Road, Worksop,
Nottinghamshire, S81

Asking Price: £260,000
Freehold

 **Reeds Rains**

reedsrains.co.uk

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Asking Price: £260,000 Freehold

Council Tax Band: C
EPC Rating: TBC

Positioned on an enviable corner plot in the highly sought-after Thievesdale area, this well-maintained and beautifully presented three-bedroom detached home is a must-see. The property benefits from attractive wraparound gardens, a detached garage, and a driveway providing ample off-street parking.

Vestibule

The vestibule features double-glazed French doors providing access to the property and fitted carpeting.

Entrance Hall

A welcoming entrance hall featuring fitted carpeting, a central heating radiator, and a staircase rising to the first floor.

Living Room

13'1" x 12'4" (4m x 3.76m)
A bright and airy living room featuring fitted carpeting, a central heating radiator, a feature fireplace, and a front-facing double-glazed bow window.

Kitchen

11'4" x 8'10" (3.45m x 2.7m)
Comprising a range of matching wall and base units with work surfaces incorporating a one-and-a-half bowl sink with drainer and mixer tap, complementary splashback tiling, an integrated gas oven and grill, and a gas hob with extractor fan over. There is space for a washing machine and fridge freezer, an understairs storage cupboard, vinyl flooring, a side-facing uPVC door, and a rear-facing double-glazed window.

Dining Room

11'10" x 9'3" (3.6m x 2.82m)
A further versatile reception room featuring fitted carpeting, a central heating radiator, and a side-facing double-glazed window.

Landing

Featuring fitted carpeting, a built-in storage cupboard housing the hot water tank, and a side-facing double-glazed window.

Master Bedroom

13'2" x 12'5" (4.01m x 3.78m)
Having fitted carpeting, a central heating radiator, fitted wardrobes, and a front-facing double-glazed window.

Bedroom Two

11'5" x 11'6" (3.48m x 3.5m)
A further double bedroom featuring fitted carpeting, a central heating radiator, a built-in mirrored sliding wardrobe, and a side-facing double-glazed window.

Bedroom Three

8'11" x 8'10" (2.72m x 2.7m)
Featuring fitted carpeting, a central heating radiator, a built-in storage cupboard, and a front-facing double-glazed window.

Bathroom

7' x 5'5" (2.13m x 1.65m)
Comprising a panelled bath with electric shower over, wash hand basin and WC, with fully tiled walls, a central heating radiator, vinyl flooring, and a rear-facing double-glazed obscure window.

Garage

Detached garage with up and over door, lighting and electric sockets.

Exterior

The property occupies an enviable corner plot, benefiting from beautifully tended and well-stocked wraparound gardens, predominantly laid to lawn and featuring a variety of established plants and shrubs. To the rear is a generous paved patio area, ideal for outdoor seating and entertaining. The garden is enclosed by mature hedging, offering a good degree of privacy. In addition, there is a detached garage and a spacious block-paved driveway providing ample off-street parking.

Agents Notes

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

For full EPC please contact the branch.



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Other important information which you will need to know about this property can be found at [reedsrains.co.uk](https://www.reedsrains.co.uk)