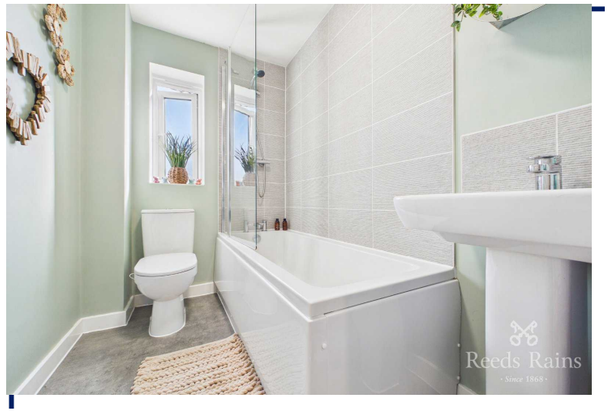
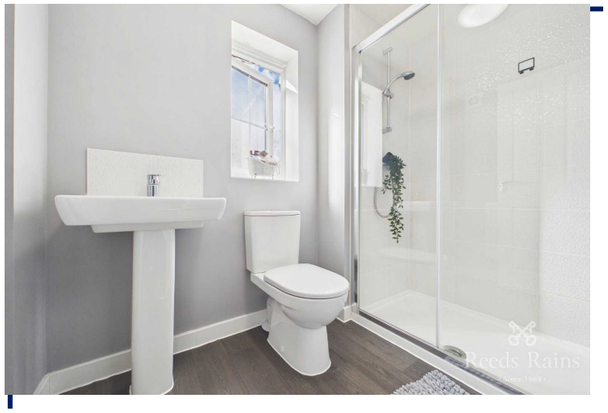
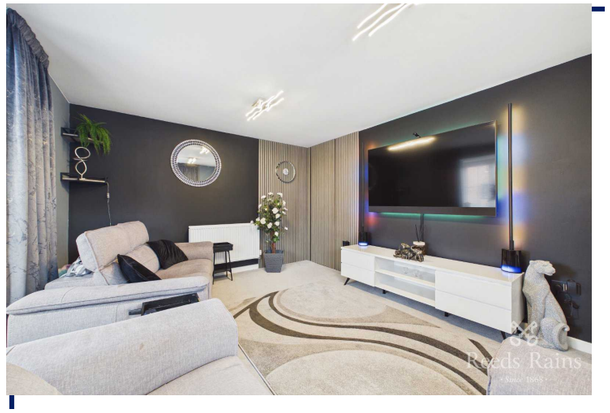


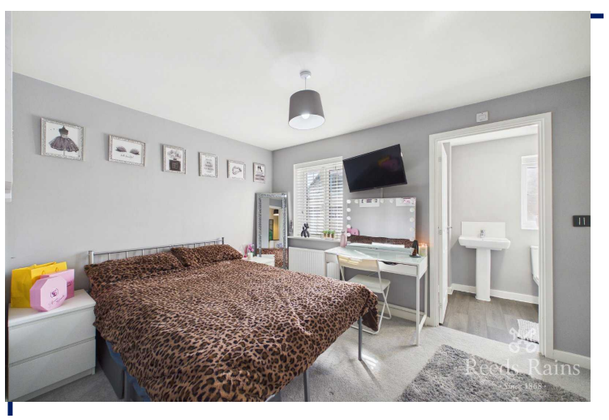














Pitman Way, Costhorpe, Worksop,
Nottinghamshire, S81

Asking Price: £250,000
Freehold

Reeds Rains

reedsrains.co.uk

The Property Ombudsman

Pitman Way, Costhorpe, Worksop, Nottinghamshire, S81

Asking Price: £250,000 Freehold

Council Tax Band: B
EPC Rating: B

Situated on the popular Osprey View development in Costhorpe, this stunning three bedroom semi-detached home occupies an enviable corner plot and offers beautifully presented, well-proportioned accommodation throughout. Finished to a show home standard, the property is ready to move straight into and offers a superb standard of modern living.

Entrance Hall
Front-facing composite door providing access to the property, with entrance matting, fitted carpet, central heating radiator and staircase rising to the first floor.

Living Room
15'1" x 11'7" (4.6m x 3.53m)
Beautifully decorated living room featuring wall panelling and a concealed large storage cupboard, together with fitted carpet, central heating radiator, front-facing double glazed window and side-facing double glazed bay window.

Cloakroom
Useful ground floor W.C fitted with a wash hand basin, vinyl flooring and front-facing double glazed obscure window.

Kitchen Dining Room
16'2" x 10'10" (4.93m x 3.3m)
Stunning kitchen dining room fitted with a range of matching eye-level and base units, stylish work surfaces with matching upstands, inset sink and half with drainer and mixer tap, integrated electric oven, gas hob with extractor fan over and glass splashback, integrated dishwasher, fridge freezer and washing machine. The room also provides a designated dining space, vinyl floor covering, central heating radiator, front-facing double glazed window and double glazed French doors giving access to the rear garden.

Landing
Fitted carpet and central heating radiator.

Master Bedroom
13'9" x 10'4" (4.2m x 3.15m)
Fitted carpet, central heating radiator, built-in storage cupboard, access to the en suite shower room and front-facing double glazed window.

En Suite
7'1" x 4'11" (2.16m x 1.5m)
Fitted with a shower cubicle housing a mains shower, stylish textured splashback tiling to the walls, wash hand basin, W.C, central heating radiator, extractor fan, vinyl flooring and front-facing double glazed obscure window.

Bedroom Two
11'8" x 10'7" (3.56m x 3.23m)
A further well-proportioned double bedroom with fitted carpet, central heating radiator, loft access and front and side-facing double glazed windows.

Bedroom Three
8'10" x 6'5" (2.7m x 1.96m)
Fitted carpet, central heating radiator and side-facing double glazed window.

Family Bathroom
7'8" x 5'5" (2.34m x 1.65m)
Fitted with a panelled bath having a mains shower over and glass splashback screen, wash hand basin, W.C, central heating radiator, partial splashback tiling, extractor fan and front-facing double glazed obscure window.

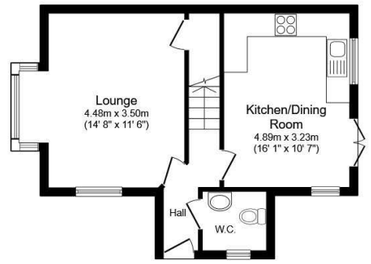
Summer House
12'10" x 9'3" (3.9m x 2.82m)
An excellent addition to the property, this fully insulated summer house offers versatile additional space, ideal for use as a home office, games room or garden bar. The room features six double electric sockets, laminate flooring, ceiling spotlights, a side-facing double glazed window and sliding patio doors providing access to the garden. Outside, there are also spotlights, making the space practical for use throughout the year.

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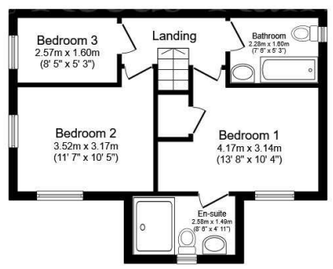
External
The property occupies an enviable corner plot and benefits from front and wrap-around gardens. To the rear is a beautifully landscaped, low-maintenance garden featuring Astroturf and a large composite decking area, providing an ideal space for outdoor furniture and entertaining. The garden is enclosed by a combination of brick wall and fencing and further benefits from an outdoor power socket, security light and outside tap. A rear gate provides access to the double driveway, which offers ample off-street parking and is complemented by an electric car charger and electric remote-controlled gate for added security. There is also a shed located on the driveway, providing useful additional storage.



For full EPC please contact the branch.



Ground Floor



First Floor

Total floor area 79.1 sq.m. (852 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Reed Rains. Powered by www.focalagent.com

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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.

Other important information which you will need to know about this property can be found at reedsrains.co.uk