



Worrall Drive, Worrall, S35

Asking Price £439,950

- FOUR BEDROOM DETACHED HOME
- FREEHOLD
- OFF ROAD PARKING
- DOUBLE GLAZED AND GAS CENTRAL HEATED
- SPACIOUS BEDROOMS
- COUNCIL TAX BAND D - £2,161.31

Worrall Drive, Worrall, S35

****BEAUTIFULLY PRESENTED - EXTENDED FOUR BEDROOM DETACHED FAMILY HOME**** Set in the popular Worrall area on a quiet cul-de-sac position. Close to good schools, park, local amenities and fantastic countryside walks. This characterful property briefly comprises of; Entrance hallway; Lounge with open fireplace; Dining room with feature fireplace; Breakfast kitchen; Downstairs wc; Stairs rising to the first floor; Four bedrooms, with bedrooms one and two benefitting from having built in wardrobe storage and bedroom three having a stunning roof terrace seating area; Good sized family bathroom; Garage with utility area; Drive; Front & rear gardens;



Council Tax Band: D



ENTRANCE HALL

This fantastic property is accessed via a leaded obscure glazed entrance door leading into the hallway with; Side windows to the front door; Dado and picture rails; Oak effect laminate flooring; Central heating radiator with decorative cover; Ceiling light point; Solid doors to the lounge, dining room and wc; Glazed double doors to the breakfast kitchen; Under stairs storage area with lighting; Stairs rising to the first floor;

LOUNGE

The current owners are using the front lounge as a dining, sitting and playroom and have their lounge on the back, facing out to the rear garden. With; Leaded uPVC double glazed bay window to the front elevation; Ceiling light point set into a decorative ceiling rose; Coving; Carpet flooring; Open fire set into a marble and oak surround and hearth; Two decorative arched display recesses to either side of the fireplace;

DINING ROOM

This separate, multi use reception room has; Oak effect laminate flooring; Ceiling light point set into a decorative ceiling rose; Coving; Living flame gas fire set into a Rivelin stone surround, flue in place for conversion to a log burning fire if desired; Leaded uPVC double glazed bay window to the rear garden aspect;

BREAKFAST KITCHEN

The extended breakfast kitchen has; Cream wall, base and drawer units; Under unit lighting; Black roll top work surfaces incorporating a useful breakfast bar seating area; Single sink and drainer with mixer tap, set beneath a leaded uPVC double glazed window; Integrated fridge freezer, dish washer and extractor hood; Space for Rangemaster oven; Tiled floor and splash backs; Hatch with leaded glazed doors opening to the dining room; Recessed ceiling spotlights; Rear entrance door to the side elevation;

DOWNSTAIRS WC

Having; Fully tiled walls and floor; Corner pedestal wash basin; Low level wc with push button flush; Recessed ceiling spotlight;

STAIRS TO THE FIRST FLOOR

BEDROOM ONE

Bedroom one has; A wall of sliding mirror and gloss panelled door wardrobe storage; Recessed wash basin area with under unit lighting; Leaded uPVC double glazed bay window to the front elevation; Ceiling light point; Central heating radiator; Carpet flooring;

BEDROOM TWO

Having; Light wood fitted wardrobe and drawer storage; Leaded uPVC double glazed window to the rear garden elevation; Carpet flooring; Central heating radiator; Ceiling light point;

BEDROOM THREE

This fantastic double guest bedroom has; Carpet flooring; uPVC double glazed window to the front elevation; Rear facing uPVC leaded double glazed entrance door to the roof terrace seating area; Central heating radiator; Ceiling light point; Power and aerial sockets;

BEDROOM FOUR

The fourth bedroom has; uPVC leaded double glazed window to the front elevation; Central heating radiator; Ceiling light point; Carpet flooring; Power sockets;

FAMILY BATHROOM

This good sized family bathroom has; Panelled bath; Wash basin set into vanity unit; Low level wc with push button flush; Separate walk in shower enclosure with wall mounted shower; Extractor fan; Tall vertical heated towel rail; Central heating radiator; Leaded obscure double glazed uPVC windows, one to the rear elevation and a smaller one to the side elevation; Recessed ceiling spotlights;

STAIRS AND LANDING

The lovely Oak and painted spindle staircase rises to the first floor landing, with; Carpet flooring; Dado rails; Doors to all bedrooms and family bathroom; Cupboard storage area; Ceiling light point; Loft hatch access with drop down ladder; Fully boarded loft with lighting;

GARAGE

A block paved drive provides off road parking and leads to the garage. With; up and over door; Lighting, water and power supply; Storage shelving; Door to under house storage; A step up to the raised utility area, with; Space and plumbing for appliances; Sink and drainer with mixer tap; Work surface; Wall mounted boiler and fuse board; Double glazed uPVC entrance door to the rear elevation;

FRONT GARDEN

This beautifully maintained garden has; Block paved drive to garage; Outdoor lighting; A couple of steps with two low level box trees provide access to the front curved lawn area; Manicured hedging to one border with fencing to the other; Side path and tall iron gate lead on to the rear garden;

REAR GARDEN

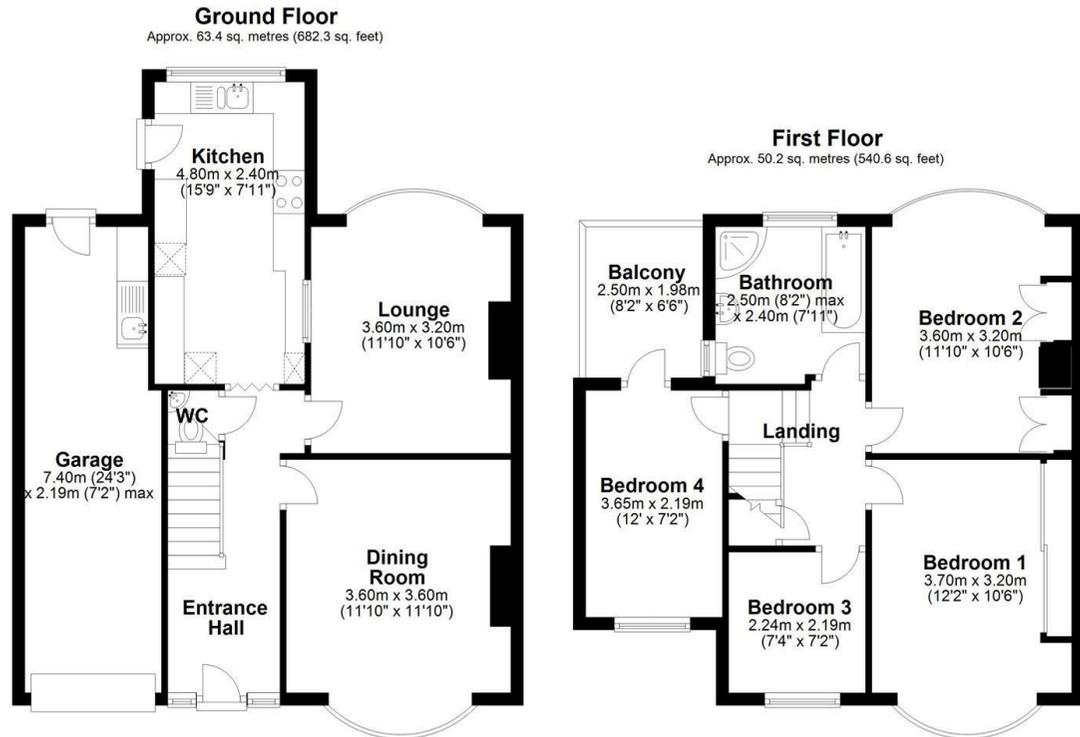
The lovely enclosed rear garden has; A paved entertaining area, with low wall surround and steps leading to the raised lawn; Stepping stones dotted through the lawn; Mature trees, plants and shrubs; Striking under tree lighting; Power sockets; Further paved seating area down the garden, which currently houses a portable hot tub; Hedge and wall borders;

ADDITIONAL INFORMATION

None of the services or fittings have been tested and no warranties of any kind can be given; accordingly prospective purchasers should bear this in mind when formulating their offers. The seller does not include in the sale any furnishings, electrical/gas appliances (whether connected or not) or any other fixtures or fittings unless expressly mentioned in these particulars as forming part of the sale. Your conveyancer is legally responsible for ensuring any purchase agreement fully protects your position. United Homes make detailed enquiries of the seller to ensure the information provided is as accurate as possible but are not liable for any miscommunication.







Total area: approx. 113.6 sq. metres (1222.9 sq. feet)



Directions

Viewings

Viewings by arrangement only. Call 0114 2299 060 to make an appointment.

Council Tax Band

D

| Energy Efficiency Rating | | Current | Potential |
|--|---|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) | A | | |
| (81-91) | B | | 79 |
| (69-80) | C | | |
| (55-68) | D | 57 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | | EU Directive 2002/91/EC | |