



Garbsen Court Worksop, S80 1UL

Offered for sale is this well presented, spacious three bedroom town house situated in a much sought after area of Worksop just off Slack Walk, with walking distance to the town centre, close to local amenities and transport links. In brief the property comprises of a welcoming entrance hallway, downstairs WC, modern fitted kitchen with built in appliances, a generous size lounge with French doors opening out onto the attractive garden. To the the first floor are two double bedrooms and a family bathroom suite. To the second floor is master bedroom with dressing area, fitted wardrobes with rail, and en-suite shower room. To the outside are two parking spaces and an enclosed rear garden with an Indian stone patio area. The property is highly recommended to be viewed internally to fully appreciate the size and composition on offer.

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Ground Floor - Entrance Hall - A welcoming entrance hall with a front facing composite door, central heating radiator, laminated wood flooring, spindle staircase leading to the first floor accommodation. Downstairs Wc - A two piece suite comprising in white of a low flush WC, pedestal hand wash basin with tiled splash backs, tiled flooring, central heating radiator and a front facing obscure UPVC double glazed window. Kitchen - 3.353m x 1.842m (11'0" x 6'0") - A beautiful presented fitted kitchen with a range of wall and base units with complementary roll edged work surfaces incorporating a ceramic sink unit with mixer tap, fitted fan assisted electric oven, four ring gas hob with an electric extractor fan set above, integrated dish washer and fridge freezer, plumbing for an automatic washing machine, a front facing double glazed window, central heating radiator and power points. Lounge - 5.433m x 3.857 (17'9" x 12'7") - A generous size lounge with rear facing UPVC double glazed windows and French doors opening out into the rear garden coving to the ceiling, central heating radiator, laminated wood flooring, power points and TV point. First Floor - Landing - Having a central heating radiator, storage cupboard housing a wall mounted combination central heating boiler. Bedroom Two - 3.874m x 2.902m (12'8" x 9'6") - With two rear facing UPVC double glazed windows, central heating radiator and power points. Bedroom Three - 3.938m x 2.406m (12'11" x 7'10") - With two front facing UPVC double glazed windows, central heating radiator and power points. Family Bathroom - A three piece suite in white comprising of a panelled bath with an over head mains run shower with a glass shower screen, pedestal hand wash basin, low flush WC, fully tiled to the walls, tiled flooring, central heating radiator, down lighting to the ceiling and an electric extractor fan. Second Floor - Master Bedroom - 6.133m x 2.905m (20'1" x 9'6") - A spacious front facing UPVC double glazed window, rear facing Velux window, two central heating radiators, a range of fitted wardrobes with rail, power points, TV point and a door giving access to the en-suite shower room. En Suite - A three piece suite in white comprising of a walk in shower unit with a mains run shower, pedestal hand wash basin, low flush WC, partly tiled to the walls, towel radiator, shaver point, storage cupboard, down lighting to the ceiling, electric extractor fan and a rear facing Velux window. Outside - To the front of the property is a drive with parking for two vehicles. To the rear of the property is an attractive enclosed garden, Indian stone paved patio seating area, lawn area,

BASE INFORMATION:	
Rooms	: 2
Bed	: 3
Bath	: 3

outside water tap, outside lighting, garden storage shed and gate access to the front of the property.