



## 3 The Paddocks, Worksop

£260,000 Freehold

Off-road parking • integral garage • modern kitchen with integrated appliances • granite or stone countertops • open plan living and dining area • bi-fold doors to garden • well-maintained private garden with patio • modern bathroom with bath and shower • stylish herringbone flooring • ample natural light throughout

GUIDE PRICE £260,000 - £270,000

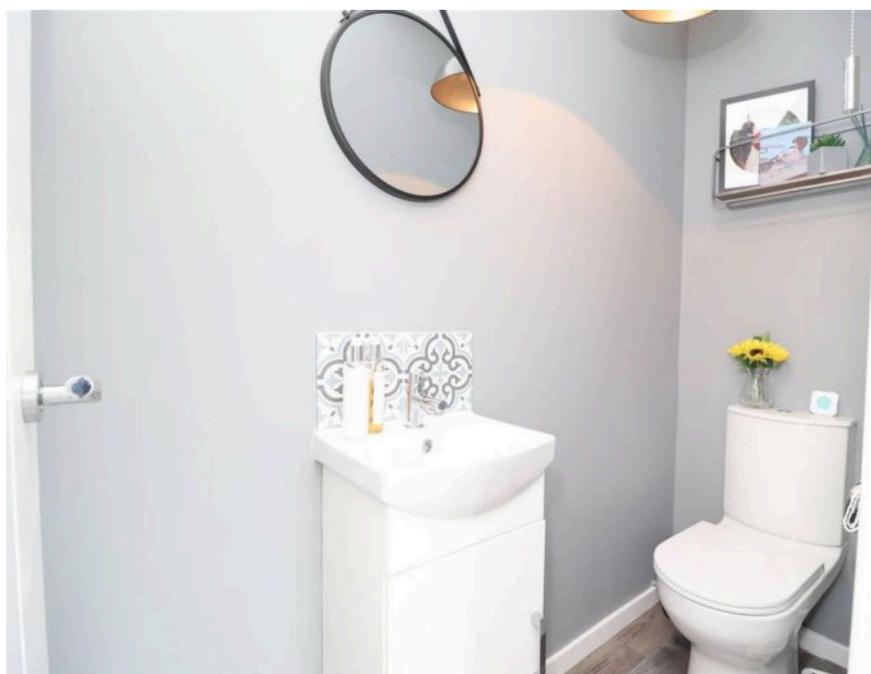
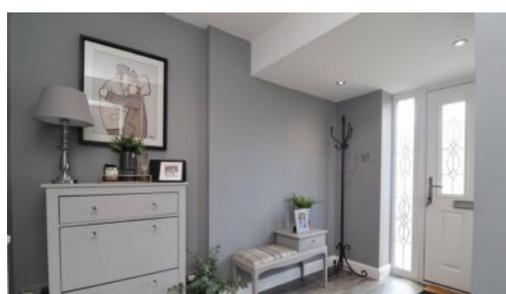
Situated in the sought-after The Paddocks area of Worksop, this stunning four-bedroom detached home has been beautifully upgraded throughout. With a bespoke fitted kitchen, recently installed windows and doors, and a landscaped rear garden, this property offers stylish, modern living perfect for families.

From the outside, the home impresses immediately with its block-paved driveway, artificial lawn for low maintenance, and access to the integral garage, providing ample off-road parking.



Council Tax band: D

Tenure: Freehold





**Entrance Porch**

Entrance door and door leading to:

**Sitting Room**

17' 6" x 29' 6" (5.33m x 9.00m)

Double glazed windows to the front and rear aspects, partially vaulted roof, inglenook fireplace with open fire, exposed brick chimney breast with original bread oven. Doors to adjoining rooms and opening to:

**Kitchen/Dining Room**

17' 7" x 21' 10" (5.35m x 6.66m)

The dining area has double glazed window to the front aspect, double glazed French doors opening to the rear garden and a bespoke staircase

**Utility Room**

7' 8" x 7' 10" (2.34m x 2.39m)

Fitted with handmade base and eye level units with quartz worktop space over, Blanco ceramic sink and [space and plumbing for washing machine]. Double glazed window to the rear aspect and double glazed door to the side aspect. Door to:

**Storage Room**

7' 8" x 7' 10" (2.34m x 2.39m)

Fitted with handmade base and eye level units with quartz worktop space over, Blanco ceramic sink and [space and plumbing for washing



## **GARDEN**

The landscaped rear garden provides a peaceful and private setting. A large porcelain patio offers ample room for outdoor dining and seating, while the level lawn is bordered by mature hedging and raised beds. This well-designed space is ideal for family enjoyment and low-maintenance living.

## **GARAGE**

### Single Garage

An integral garage offering additional storage, workshop potential or scope for future conversion, subject to the necessary permissions.

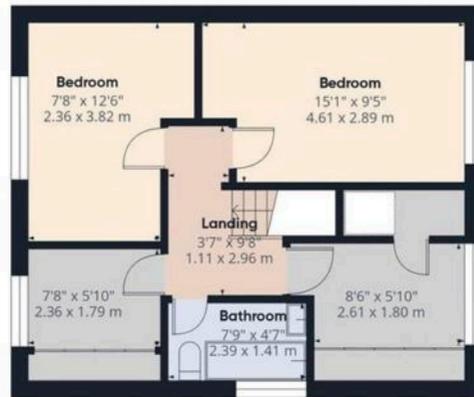
## **DRIVEWAY**

### 2 Parking Spaces

To the front, the property is set back from the road behind a generous block-paved driveway, providing ample off-road parking and access to the garage. The artificial lawn ensures the frontage remains immaculate all year round.



Floor 0



Floor 1

**Approximate total area<sup>m</sup>**

1004 ft<sup>2</sup>  
93.2 m<sup>2</sup>

**Reduced headroom**

16 ft<sup>2</sup>  
1.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
— Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**

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