



431 Carlton Road, Worksop

£140,000 Freehold

Two Bedrooms • Mid-Terrace Home • Spacious Living Room with Feature Fireplace • Gas Central Heating & Double Glazing • Ideal First-Time Purchase or Investment • Private Enclosed Courtyard Garden • Allocated Parking Space

Burrell's
estate agency

A well-presented and thoughtfully arranged two bedroom mid-terrace home benefiting from allocated parking and a private enclosed courtyard garden. Situated within a quiet residential setting, the property provides spacious and practical ground floor living, including a generous lounge and fitted kitchen/diner, creating a comfortable and functional layout ideal for modern living.

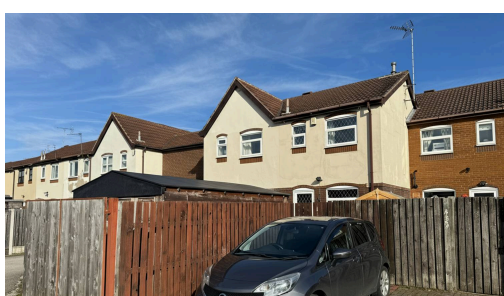
Upstairs, the home offers a well-proportioned principal bedroom, a second bedroom ideal for guests, a nursery or home working, a modern shower room and useful built-in storage. Externally, the enclosed low-maintenance courtyard provides a pleasant outdoor seating area with timber shed, while the allocated parking space and additional visitor bays add valuable day-to-day convenience.

Ideal for first-time buyers, downsizers or investors seeking a ready-to-move-into home in a convenient and established location, early viewing is highly recommended.



Council Tax band: A

Tenure: Freehold





Entrance Hall

A useful covered entrance providing shelter and access into the main living accommodation.

Kitchen/Diner

12' 0" x 8' 4" (3.66m x 2.53m)

Fitted with a range of light wood wall and base units with contrasting work surfaces and tiled splashbacks. Integrated oven with gas hob, stainless steel sink unit and space for appliances including washing machine and fridge freezer. A door provides direct access to the rear courtyard garden, making the space both functional and convenient.

Living Room

11' 11" x 14' 2" (3.63m x 4.33m)

A bright and generously proportioned reception room

Master Bedroom

8' 7" x 11' 9" (2.61m x 3.59m)

A spacious double bedroom positioned to the front of the property, offering excellent floor space for wardrobes and additional furnishings.

Bedroom 2

5' 8" x 10' 6" (1.73m x 3.20m)

A well-proportioned second bedroom overlooking the rear, ideal as a guest room, nursery or home office.

Bathroom

6' 0" x 6' 9" (1.83m x 2.06m)

Comprising a walk-in shower enclosure, wash hand basin with vanity storage and low-level WC. Finished with tiled walls and a rear-facing window allowing natural light



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Living Room

11' 11" x 14' 2" (3.63m x 4.33m)

A bright and generously proportioned reception room featuring a central fireplace with decorative surround and inset fire. The room benefits from excellent natural light and offers ample space for both lounge seating and additional furnishings. Stairs rise to the first floor, creating a practical and open layout.

Master Bedroom

8' 7" x 11' 9" (2.61m x 3.59m)

A spacious double bedroom positioned to the front of the property, offering excellent floor space for wardrobes and additional furnishings.

Bedroom 2

5' 8" x 10' 6" (1.73m x 3.20m)

A well-proportioned second bedroom overlooking the rear, ideal as a guest room, nursery or home office.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	72	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



GARDEN

An enclosed low-maintenance paved courtyard offering a pleasant seating area, with a large timber shed providing additional storage.

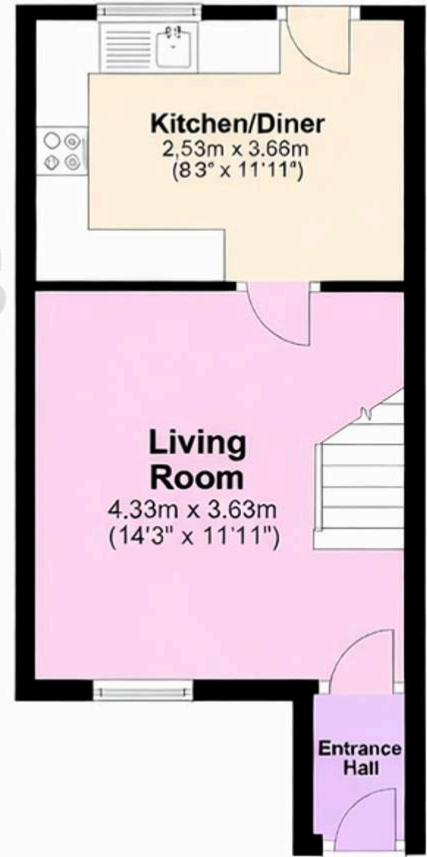
First Floor

Approx. 25.2 sq. metres (21.4 sq. feet)



Ground Floor

Approx. 34.8 sq. metres (374.9 sq. feet)



Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission or mis-statement.
Plan produced using PlanUp.

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