





45 Sherwood Street, Warsop

Guide Price £180,000 - £190,000 Freehold

WELL PRESENTED SEMI-DETACHED HOME • THREE BEDROOM & TWO RECEPTION ROOMS • EXTENDED KITCHEN, PERFECT FOR HOSTING GUESTS • EPC RATING: D , VIEWING HIGHLY RECOMMENDED















How To Find The Property

Take the Woodhouse Road A60 out of Mansfield continuing to the traffic lights by Peafield Lane, turn right onto Peafield Lane continuing past the Red Brick House to the mini roundabout turning left towards Warsop, follow the road under the railway bridge into Sherwood Street where the property is eventually located on the right hand side clearly marked by one of our signboards.

Entrance Hall

The entrance hall is a generous and welcoming space, featuring a composite door to the front aspect and wooden flooring that adds character. A UPVC double-glazed window to the side aspect allows natural light to flood the hallway. Stairs rise to the first floor, with two storage cupboards beneath, offering practical storage solutions. Internal doors lead to all ground floor accommodation.

Sitting Room

This charming sitting room is enhanced by a UPVC double-glazed bay window to the front aspect, which provides ample natural light The room features a central heating radiator, TV and power points, and coving to the ceiling, creating a homely yet elegant feel, plus provides versatility in its use.

Living Room

The living room boasts a stunning open fire with an Adam-style surround, acting as a central focal point. Coving to the ceiling adds to the room's charm, while a central heating radiator, TV and power points offer functionality. UPVC double-glazed French doors open out to the rear garden, creating a seamless connection between indoor and outdoor spaces.

Extended Kitchen/Dining Room

This fantastic space is perfect for entertaining and family life. The kitchen area is fitted with wall and base units, complemented by a double oven, a four-ring gas hob with a fitted extractor, and a work surface with an integrated sink and draining unit featuring a flexihose tap. The extension provides a dining area that comfortably accommodates 4–6 people. A UPVC double-glazed stable door offers access to the driveway, while a sliding patio door and an additional UPVC window provide natural light and garden views. Tiled flooring, a central heating radiator, and ceiling spotlights complete the space.

Landing

The landing continues the theme of solid wooden flooring seen in the hallway and offers loft access. A UPVC double-glazed window to the side aspect provides additional natural light, while a central heating radiator and doors lead to all upstairs accommodation.

Bedroom No 1

Located at the front of the property, this spacious double bedroom benefits from a UPVC double-glazed window that floods the room with natural light. It offers ample fitted storage, including mirrored wardrobes, over-bed storage units, and dresser drawers. Solid wooden flooring, a central heating radiator and power points.

Bedroom No 2

This generous double bedroom overlooks the rear garden through a UPVC double-glazed window. Fitted wardrobes, over-bed storage, and dresser drawer units provide excellent storage options. Solid wooden flooring, a central heating radiator and power points.

Bedroom No 3

This versatile room features a UPVC double-glazed window to the front aspect, a central heating radiator, and power points. The Worcester Bosch gas central heating boiler is also housed here.

Bathroom

The family bathroom is fitted with a three-piece suite comprising a low-flush WC, a vanity sink unit with storage beneath, and a panelled bath with a mixer shower attachment and folding glazed shower screen. Fully tiled walls, ceiling spotlights, a central heating radiator, and a UPVC double-glazed window to the rear aspect.

Outside

To the side, there is a carport and an outside tap, while the patterned concrete driveway at the front offers parking for several vehicles, ensuring convenience and practicality. The rear garden is a beautifully private space split over three levels. A paved patio area with a fitted bar leads to a low-maintenance, slate-chipped seating area. A further lawn with dug-out borders and shrubs adds greenery, while the top level features an additional lawn and multiple sheds with power and lighting for ample storage. The garden provides the perfect setting for relaxing or entertaining.

Additional Information

Tenure: Freehold

Council Tax Band: A

Mobile/Broadband Coverage Checker visit: www.ofcom.org.uk then click mobile & broadband checker.





