





9 Reef Close, Warsop

Guide Price £190,000-£200,000 Freehold

BEAUTIFUL HOME BEING SOLD WITH NO UPWARD CHAIN • WELL PROPORTIONED ACCOMMODATION SET OVER THREE FLOORS • FOUR BEDROOMS WITH PRINCIPLE ROOM WITH EN-SUITE • DINING KITCHEN WITH INTEGRAL APPLIANCES • DRIVE TO THE REAR FOR TWO CARS, EPC RATING: C















Ground Floor

Entrance Hall

Accessed via a double-glazed door, the entrance hall features laminate flooring, a central heating radiator, and stairs rising to the first floor. Internal doors lead to the lounge, kitchen, and downstairs WC.

Downstairs W.C.

Comprising a low-flush WC and pedestal sink with mixer tap and tiled splash back, this convenient space is filled with natural light from a UPVC double-glazed window to the front aspect, complete with feature shutter blinds. A central heating radiator completes the room.

Living Room

16' 2" x 11' 1" (4.93m x 3.38m)

Located at the rear of the property, this spacious living room offers views and access to the garden through UPVC double-glazed doors, fitted with feature shutter blinds included in the sale. The room benefits from a central heating radiator, TV and power points, and a useful storage cupboard.

Kitchen/Diner

13' 7" x 9' 3" (4.14m x 2.82m)

This modern kitchen is perfect for entertaining, boasting integral appliances, including a fridge-freezer and dishwasher, with a washing machine also included in the sale. The work surface houses a sink and drainer unit with mixer tap, a four-ring gas hob with an extractor above, and an electric oven beneath. Feature downlighting enhances the units. There is ample space to dine comfortably for 4–6 people. A UPVC double-glazed window to the front aspect, fitted with stylish shutter blinds, allows plenty of natural light

First Floor

Bedroom No. 2

12' 8" x 9' 3" (3.86m x 2.82m)

A well-proportioned double bedroom with wardrobes featuring sliding mirrored doors, which are included in the sale. The UPVC double-glazed window to the front aspect, complete with fitted shutter blinds, allows natural light to flood the room. The space also includes a central heating radiator and power points.

Bedroom No. 3

12' 1" x 9' 3" (3.68m x 2.82m)

Another generous double bedroom with a UPVC doubleglazed window overlooking the rear garden, fitted with stylish shutter blinds. The room also features a central heating radiator and power points.

Bedroom No. 4

9' 1" x 6' 7" (2.77m x 2.01m)

This versatile room could be used as a fourth bedroom, home office, or study area, depending on your needs. It includes a UPVC double-glazed window to the rear aspect with fitted blinds, a central heating radiator, and power points.

Bathroom

A sleek, modern three-piece suite comprises a low-flush WC, a pedestal sink with a mixer tap and tiled splash back, and a panelled bath with a mains-fed shower and fitted glazed screen. The room also features partial tiling to the walls, a UPVC double-glazed window to the front with shutter blinds, and a central heating radiator.

Second Floor

Bedroom No. 1

18' 6" x 9' 8" (5.64m x 2.95m)

Occupying the entire second floor, this stunning private suite offers ample space and a UPVC double-glazed window to the front with fitted shutter blinds. Wardrobes are included in the sale, and the room benefits from a central heating radiator, plenty of power points, and an internal door leading to the en-suite.

En Suite

This modern en-suite features a three-piece suite, including a low-flush WC, a pedestal sink with a mixer tap and tiled splash back, and a mains-fed shower cubicle with tiled surrounds. A skylight window with a fitted blackout blind provides natural light, while a central heating radiator completes the space.

Outside

The front of the property includes a low-maintenance artificial lawn and access to the main entrance door. To the left side, there is access to the allocated parking area, which comfortably accommodates two vehicles. The beautifully landscaped rear garden has been designed for low maintenance, featuring an Indian sandstone style patio seating area, an artificial lawn with slate-chipped borders, and fenced boundaries for privacy. A gate provide access to the front, and there's also an outside tap.

Additional Information

Tenure: Freeholc

Council Tax Band: B

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







Ground Floor Approx. 37.6 sq. metres (405.2 sq. feet) **Second Floor First Floor** Approx. 37.6 sq. metres (405.2 sq. feet) Approx. 28.1 sq. metres (302.1 sq. feet) Living Bedroom 4 **Bedroom 3** Room En-suite Store Bedroom 1 Kitchen/Diner Bedroom 2 WC Bathroom Total area: approx. 103.4 sq. metres (1112.5 sq. feet) Whilst every attempt has been made to ensure the accuracy of this floorplan, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan and its measurements are for illustrative purposes only. Plan produced using PlanUp.

furnishing or any other purposes and are approximate.



