



23 Holding, Worksop

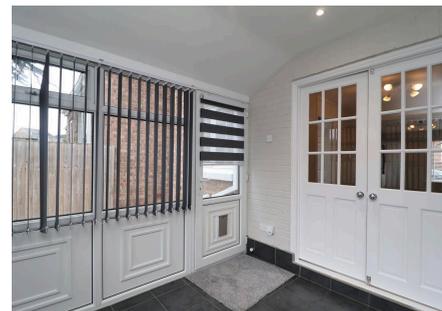
£185,000 Freehold

Linked Detached Family Home • Three Well-Proportioned Bedrooms • Fully Redecorated Throughout, Turnkey, Move-In Ready Condition. • Garden Room / Conservatory • Spacious Living / Dining Room • Block Paved Driveway And Attached Garage • Landscaped Rear Garden With Porcelain Patio And Artificial Grass • No Onward Chain



Guide Price £185,000 - £195,000

An immaculately presented and fully redecorated linked detached family home, offered to the market in true turnkey condition and located within the popular Holing area of Worksop. The property offers stylish, move-in-ready accommodation including a spacious living/dining room, modern kitchen, garden room, three bedrooms, and a contemporary bathroom. Externally, the home benefits from a block paved driveway, porcelain pathway to the front door, integral garage, and a landscaped rear garden with porcelain patio and artificial lawn.



Council Tax band: B

Tenure: Freehold





Porch

A practical entrance porch providing an ideal buffer from outside and offering useful built-in storage via a cupboard, perfect for coats, shoes, and everyday items. The porch leads through into the main living accommodation and is finished in fresh, neutral décor in keeping with the rest of the property.

Living/Dining Room

24' 9" x 10' 1" (7.54m x 3.07m)

A generously proportioned open-plan living and dining space, ideal for modern family living and entertaining. The room features attractive flooring, a central fireplace, and ample space for both seating and dining furniture. An arched opening enhances the flow through to the rear of the property.

Bedroom One

10' 9" x 7' 0" (3.28m x 2.13m)

A well-proportioned double bedroom positioned to the front of the property, featuring fitted blinds and a bright, freshly redecorated finish.

Bedroom Two

9' 10" x 7' 2" (3.00m x 2.18m)

A further generous bedroom overlooking the rear garden, suitable for use as a double room.

Bedroom Three

8' 10" x 6' 3" (2.69m x 1.91m)

A good-sized third bedroom, ideal as a child's room, guest bedroom, or home office.

Family Bathroom



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Kitchen

7' 0" x 9' 4" (2.13m x 2.84m)

The modern fitted kitchen is equipped with a range of wall and base units, complemented by contrasting work surfaces and tiled splashbacks. Integrated appliances include an oven and hob, with space for additional appliances. A rear-facing window provides excellent natural light.

Sun Room

9' 1" x 8' 3" (2.77m x 2.51m)

An excellent addition to the home, this versatile garden room enjoys views over the rear garden and provides direct access to the patio area. Ideal for use as a sitting room, dining space, or home office.



GARDEN

The rear garden has been thoughtfully landscaped for low maintenance and year-round enjoyment. A porcelain patio area provides an excellent space for outdoor seating and entertaining, leading onto an artificial lawn. The garden is fully enclosed, offering a good degree of privacy.



Floor 0



Floor 1

Approximate total area^m

671 ft²
62.3 m²

(1) Excluding balconies and terraces

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

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