

# David Hawke

PROPERTY SERVICES

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This is a draft brochure not yet approved by the Vendors. Therefore it is possible information and items may be altered.

Ref:- D407



**18 DUNSTAN CRESCENT, WORKSOP,  
NOTTS, S80 1AF**

**Price £210,000**

**Opening Times: Monday to Friday 9 am to 5:30 pm and  
Saturday 9 am to 2 pm**

CHARTERED VALUATION SURVEYORS,  
AUCTIONEERS & ESTATE AGENTS

Principal David J.M. Hawke FRICS, - Chartered Surveyor. Associate: Val Casey

## DESCRIPTION

A WELL PROPORTIONED THREE BED SEMI DETACHED PROPERTY, SITUATED WITHIN A HIGHLY DESIRABLE PRESENT POSITION OFF SPARKEN HILL, A PREMIER RESIDENTIAL AREA OF WORKSOP CONVENIENT FOR ACCESS TO THE ARRAY OF SHOPS AND AMENITIES AVAILABLE IN THE NEARBY TOWN CENTRE.

THE ACCOMMODATION BRIEFLY COMPRISES OF:- ENTRANCE HALL, CELLAR, LOUNGE, DINING/ LIVING ROOM, KITCHEN, LARGE CONSERVATORY, THREE BEDROOMS, SHOWER ROOM, SEPARATE W/C.

FURTHER ATTRIBUTES TO THE PROPERTY INCLUDE GAS FIRED CENTRAL HEATING SYSTEM WITH WORCESTER COMBI BOILER, UPVC DOUBLE GLAZED WINDOWS, GOOD FULLY ENCLOSED REAR GARDEN, BLOCK PAVED DRIVEWAY FOR OFF ROAD PARKING AND DETACHED GARAGE.

THE PROPERTY IS WELL SITUATED FOR LOCAL SCHOOL AND THE A57 WORKSOP BYPASS.



## ACCOMMODATION

### ENTRANCE PORCH

UPVC double glazed entrance doors, quarry tiled floor.

### ENTRANCE HALL

Timber panelled door, leaded glass section, central heating radiator, laminate flooring, door to under stairs cupboard and access to cellar/ basement.



**FRONT LOUNGE 4.47m including bay x 4.22m (14' 8" x 13' 10")**

Double glazed bay window, central heating radiator, laminate floor, attractive oak fire surround and mantel, marble style hearth and inset electric fire.

**DINING/ SITTING ROOM 3.89m x 3.61m (12' 9" x 11' 10")**

French doors to access conservatory, central heating radiator, laminate floor and oak fire surround with inset electric fire.



**KITCHEN 2.87m x 2.82m (9' 5" x 9' 3")**

Range of floor and wall mounted cupboard and drawer units, roll edge work surfaces, ceramic tiled splash backs, one and a half bowl sink unit, mixer tap, integrated electric hob, extractor above, integrated electric oven, recess for washing machine, UPVC double glazed door to conservatory, double glazed windows and laminate flooring.



## **LARGE CONSERVATORY 5.77m x 3.15m (18' 11" x 10' 4")**

Ceramic tiled floor, French doors to access raised block paved patio and rear garden.



## **ON THE FIRST FLOOR**

### **LANDING**

Staircase rises from entrance hall, attractive timber newel posts and handrails, UPVC double glazed window to side elevation, loft hatch and laminate flooring.

### **FRONT BEDROOM ONE 4.6m including bay x 3.45m to wardrobe (15' 1" x 11' 4")**

Double glazed bay window, bank of built in wardrobes with central vanity mirror, central heating radiator and laminate floor.



**REAR BEDROOM TWO** 3.89m x 2.9m to wardrobes (12' 9" x 9' 6")

Double glazed window, bank of built in Melamine wardrobes, central heating radiator and laminate floor.

**FRONT BEDROOM THREE** 2.26m x 2.24m (7' 5" x 7' 4")

Double glazed window to the front, central heating radiator and laminate floor.

**SHOWER ROOM** 2.79m x 1.78m (9' 2" x 5' 10")

Double walk in glazed shower enclosure, Showerforce built in shower unit, large shower head, pedestal wash hand basin, fully ceramic tiled walls, tiled floor, lined ceiling with recess spotlights, extractor, central heating radiator, double glazed window and cupboard housing Worcester gas combi central heating boiler.



## **SEPARATE W/C**

Low flush w/c, double glazed window to side and fully ceramic tiled walls and floor.



## **OUTSIDE**

### **To the front**

Low brick boundary wall opening onto block paved driveway for off road parking, low maintenance gravelled area, timber gate to rear garden.

### **To the rear**

Extensive block paved raised patio, steps leading down to good sized, fully enclosed garden, mainly laid to lawn, flower and shrubbery borders, shed, outside tap and security light.





Rear garden



View of the rear garden from the first floor

**DETACHED GARAGE** 5.26m x 2.29m (17' 3" x 7' 6")

Up and over door and side door.

**Viewing Arrangements**

Contact the Agents, 01909 531450

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C	72   c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# Free Valuation without Obligation

Now is probably the best time to take advantage of a free valuation and marketing advice on your home (Worksop and district), by a qualified person and without any obligation or charge. Telephone (01909) 531450 for an appointment.

*We go the extra mile by demonstrating that we:-*

- 1) We are Open 6 Days a Week**
- 2) Offer a No Contract Tie in Period**
- 3) We are the ONLY agent advertising every week in the Worksop Guardian (your property will be advertised every fortnight)**
- 4) We provide upgraded listings and displays on major websites including Rightmove, Zoopla, OnTheMarket, David Hawke Property Services, property today**
- 5) Our Fees are All inclusive with no extra to pay**
- 6) We are General Practice Chartered Surveyors, Auctioneers and Estate Agents with fully trained staff**
- 7) We have an Associate Company 'The Mortgage Shop' – providing the best deal from the 'whole of market' with free advice without obligation or initial charge**
- 8) Finally, we guarantee a sale success or its No Sale – No Charge**
- 9) We provide a FREE EPC on instruction (subject to terms)**

**It's your successful sale or purchase at stake so please feel free to compare our service, and if selling no one is faster at getting your house on the market**

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**PLEASE NOTE: Some Photos may have been taken with a wide angled lens.**

## **FIXTURES & FITTINGS:**

Please note only the items specifically described in these particulars are included in the sale

## **SERVICES:**

David Hawke Property Services are Agents acting for the owner of this property.

We wish to make it clear that we have not checked any services\appliances including central heating etc., and prospective purchasers therefore should understand it is their responsibility if they wish to check services or appliances through contractors, engineers, surveyors etc. prior to exchanging contracts.

If a property is unoccupied at anytime the purchaser should note there may be reconnection charges for any switched off\disconnected or drained services or appliances.

## **INFORMATION PROVIDED IN THIS BROCHURE:**

We endeavour to make our Sales Details accurate and reliable but they should not be relied upon as statements or representations of fact and do not constitute any part of an offer or contract. The seller does not make or give, nor do we or our employees or consultants have authority to make or give any representation or warranty in relation to the property. All statements therefore contained in these particulars with regard to this property are made without responsibility on the part of David Hawke Property Services or the vendors or lessors.

If there is any point which is of particular importance to you prior to viewing and you require further clarification please contact us. This may be particularly important if you are travelling some distance to view.

We would recommend that information we provide about the property is confirmed by yourself on inspection or by your advisors, conveyancer, surveyor etc. The information may have been prepared sometime ago and measurements on the property are approximate only (probably only accurate within about 6 inches) and are for guidance purposes and should not be relied upon as accurate. This means that you should verify the dimensions carefully before ordering carpets or any built in furniture for example.

David Hawke Property Services are Chartered Surveyors and Estate Agents and are members of the The Property Ombudsman (TPO), which is part of our complaints handling procedure within our company. Any complaints should initially be addressed to David Hawke Property Services.

## **AT DAVID HAWKE PROPERTY SERVICES:-**

**\*WE AIM TO BE DIFFERENT!**

**\*CLIENTS BUYING AND SELLING HOMES NEED GUIDANCE**

**\*THIS IS GIVEN BY US FREE AND WITHOUT OBLIGATION**

At David Hawke Property Services OUR AIM IS TO MAKE BUYING AND SELLING HOMES AS STRAIGHT FORWARD AND AS SUCCESSFUL AS POSSIBLE.

To do this you need to talk to us with any offer or concerns and we inturn will keep the owner fully informed. We will update you and help you in anyway to successfully purchase your new home. Telephone us today on 01909 531450

THE SUCCESSFUL SELLING TEAM - PAST, PRESENT AND FUTURE!!

**PLEASE SEE BACK PAGE**



## **NEIL MILLS @ “THE MORTGAGE SHOP”**

The Mortgage Shop is a “ONE STOP” source for all mortgages and insurances and provides totally unbiased and impartial advice without obligation. This is the easiest way to ensure you are matched with the most suitable mortgage over the years to come.

Ask to see The Mortgage Shop or Telephone 01909 531450 for us to put you in touch.

*Giving you the best  
advice also helps us to  
make sure your new  
home purchase  
proceeds as smoothly  
as possible!*

Please Note:

**Your home may be repossessed if you do not keep up repayments on your mortgage.**





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# We get results!

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- Open 7 Days a Week and Late Nights
- Once and for all agreed fee including everything (brochures, sale board, advertising every week) plus VAT
- If you do not move you pay absolutely nothing
- Total commitment from people who own the business and who's reputation depends on it
- Best sale price and best chance to move



David Hawke  
Principal/Vauler



Val Casey  
Associate/Sales Manager



Donna Clarke  
Valuations & Sales Advisor



Tom Lavin  
Assistant to The Mortgage Shop and Sales Advisor



Becky Walters  
General Admin and PA



Aimee Sykes  
Sales Admin and Progression



Neil Mills  
Independent Mortgage Advisor  
for The Mortgage Shop



Ian Rushton  
Accompanied Viewer

## Talk to us now

Together we'll make it happen



84 Bridge St, Worksop, Notts S80 1JA • Chartered Valuation Surveyors, Auctioneers & Estate Agents

Call 01909 531450 [www.davidhawke.co.uk](http://www.davidhawke.co.uk)