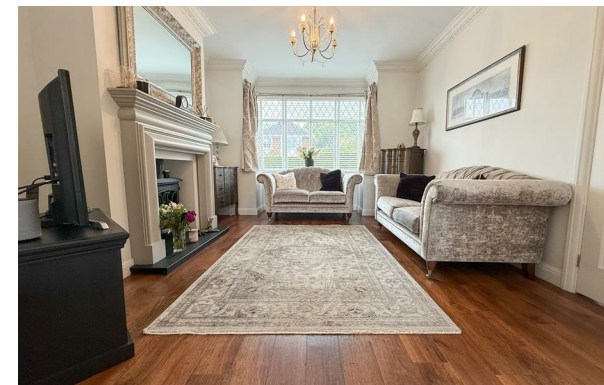




Mowson Crescent, Worrall, S35

Asking Price £550,000

- FREEHOLD
- VIEWING ESSENTIAL
- CUL DE SAC POSITION
- BEAUTIFULLY PRESENTED THROUGHOUT
- LARGE ENCLOSED REAR GARDEN
- POPULAR VILLAGE LOCATION
- FOUR BEDROOM DETACHED FAMILY HOME
- MODERN RESIN DRIVEWAY FOR MULTIPLE VEHICLES
- COUNCIL TAX BAND E £2,920

Mowson Crescent, Worrall, S35

**** STUNNING FOUR BEDROOM DETACHED FAMILY HOME – VIEWING ESSENTIAL ****

Beautifully presented throughout, this impressive four-bedroom detached home occupies a peaceful, set-back position on a quiet cul-de-sac in the picturesque rural village of Worrall, part of the highly sought-after Bradfield parish. Enjoying an elevated setting, the property takes full advantage of breathtaking countryside views and offers an exceptional standard of modern family living. Perfectly placed for highly regarded schools, popular pub restaurants, and local amenities, with a wealth of acclaimed scenic walks right on the doorstep. The spacious and versatile accommodation briefly comprises: entrance hallway, open-plan lounge and dining room, breakfast kitchen, downstairs cloakroom, and integral garage. Stairs rise to a first landing area leading to bedroom three and a large family bathroom, with a few further steps taking you to the main landing area and three additional bedrooms, served by a contemporary shower room. Externally, the property benefits from off-road parking for multiple vehicles and a large, beautifully maintained enclosed rear garden — the perfect space for families and outdoor entertaining.



Council Tax Band: E



ENTRANCE HALLWAY

A bright and welcoming entrance, accessed via a part-obscure glazed composite door with matching side panels that flood the space with natural light. Beautiful modern karndeian herringbone flooring enhances the hallway, complementing the clean, contemporary finish. This versatile area could easily be used as a reading nook, with solid doors leading to the lounge, dining room, breakfast kitchen, downstairs cloakroom, and under-stair storage, creating a practical yet stylish first impression.

OPEN PLAN LOUNGE DINING ROOM

LOUNGE

This pristine lounge is both gorgeous and relaxing, beautifully presented with a large bay window to the front elevation that fills the room with natural light. A charming feature log burner provides a cosy focal point, perfectly complemented by elegant karndeian flooring. Finished with a ceiling light point and central heating radiator, this inviting space offers the ideal setting for family gatherings or quiet evenings at home.

DINING ROOM

Open-plan from the lounge, the dining room is a beautifully presented space, perfect for family meals or entertaining. A large bay window to the rear elevation, complete with double doors, offers delightful garden views and fills the room with a bright, airy atmosphere. The charming feature log burner adds character and warmth, while elegant karndeian flooring, a ceiling light point, and central heating radiator maintain continuity with the lounge.

BREAKFAST KITCHEN

This delightful, generously proportioned kitchen is beautifully presented and designed with both practicality and elegance in mind. Fitted with an excellent range of cream wall, base, and drawer units topped with sleek black quartz worktops, it features under-unit and backlighting, exposed brickwork detailing, and a classic Belfast sink beneath a uPVC double-glazed window overlooking the rear garden. Integrated appliances include a full-size fridge and freezer, double oven, dishwasher, washing machine, and an induction hob with extractor hood. Three Velux windows and recessed ceiling spotlights ensure the room is filled with light, while karndeian flooring, a central heating radiator, and space for a small table or breakfast bar provide a comfortable and versatile family space. A glazed door leads directly into the garden, with a solid door providing access to the garage.

DOWNSTAIRS CLOACKROOM

Conveniently located, the downstairs cloakroom is thoughtfully designed with a WC and a wash basin set into a smart vanity storage unit. A uPVC double-glazed obscure window to the rear elevation allows light to enter, and recessed ceiling spotlights add a modern touch. Karndeian herringbone flooring continues the ground floor's refined finish, and a solid bi-fold door provides access to a useful storage area.

STAIRS RISING TO THE SPLIT LEVEL LANDING AREA

BEDROOM THREE

A bright third bedroom with karndeian flooring and a uPVC double-glazed window to the front elevation. A solid bi-fold door conceals a useful storage area, complemented by a ceiling light point and central heating radiator, creating a comfortable and inviting room.

FAMILY BATHROOM

A gorgeous, contemporary family bathroom, thoughtfully designed with a WC and wash basin set into a sleek vanity storage unit. The room features a freestanding bath with a telephone shower attachment, a separate shower enclosure with wall-mounted shower and sliding screen, and beautifully tiled walls enhanced with feature wallpaper. A uPVC double-glazed obscure window to the rear elevation provides privacy while allowing daylight to filter in. Karndeian herringbone flooring, recessed ceiling spotlights, an extractor fan, and steel towel rails complete this elegant and practical space.

FIRST LANDING AREA AND STAIRS

Stairs lead up to a first-floor split level landing, providing access to bedroom three and the family bathroom via solid doors. Carpeted flooring adds warmth underfoot, and a few stairs lead up to the next landing area, creating a comfortable transition between the ground floor and upper accommodation.

A FEW STAIRS RISING TO THE NEXT LANDING AREA

BEDROOM ONE

A beautifully appointed and peaceful main bedroom, offering a generous amount of space and a serene atmosphere. A large bay window to the front elevation floods the room with daylight, while one wall is fitted with built-in wardrobes, providing excellent storage for clothing and accessories. Karndeian flooring, a ceiling light point, and a central heating radiator complete this elegant retreat.

BEDROOM TWO

A spacious second bedroom, filled with light from a large bay window to the rear elevation overlooking the garden. Karndeian flooring adds warmth underfoot, complemented by a ceiling light point and central heating radiator, offering a bright and inviting environment.

BEDROOM FOUR

A charming fourth bedroom currently used as a dressing area, offering flexibility to suit the buyer's needs. The room features a bay window to the front elevation, karndeian flooring, a ceiling light point, and a central heating radiator, with loft hatch access providing additional storage potential.

FAMILY SHOWER ROOM

A generously sized, contemporary shower room designed for family use, featuring a WC and a wash basin set into a sleek vanity storage unit. A double-width shower enclosure with wall-mounted shower and sliding screen provides a modern touch, complemented by tiled walls and feature wallpaper. A uPVC double-glazed obscure window to the rear elevation allows light into the space, while karndeian herringbone flooring, recessed ceiling spotlights, an extractor fan, and steel towel rails complete this bright and practical room.

SECOND LANDING AREA

The second landing features carpeted flooring and a ceiling light point, with solid doors leading to the three upper bedrooms and the family shower room. This practical space provides a smooth transition between the rooms on the upper floor.

GARAGE

The integral garage is accessed via an up-and-over door from the driveway and is equipped with power and lighting. It is currently used for storage, including housing a dryer, providing a practical and secure space with potential for alternative uses.

DRIVEWAY

A stylish modern resin driveway provides ample parking for multiple vehicles, with mature hedge and fence borders offering excellent privacy from the road. The property enjoys a set-back position, enhancing both its kerb appeal and sense of seclusion.

REAR GARDEN

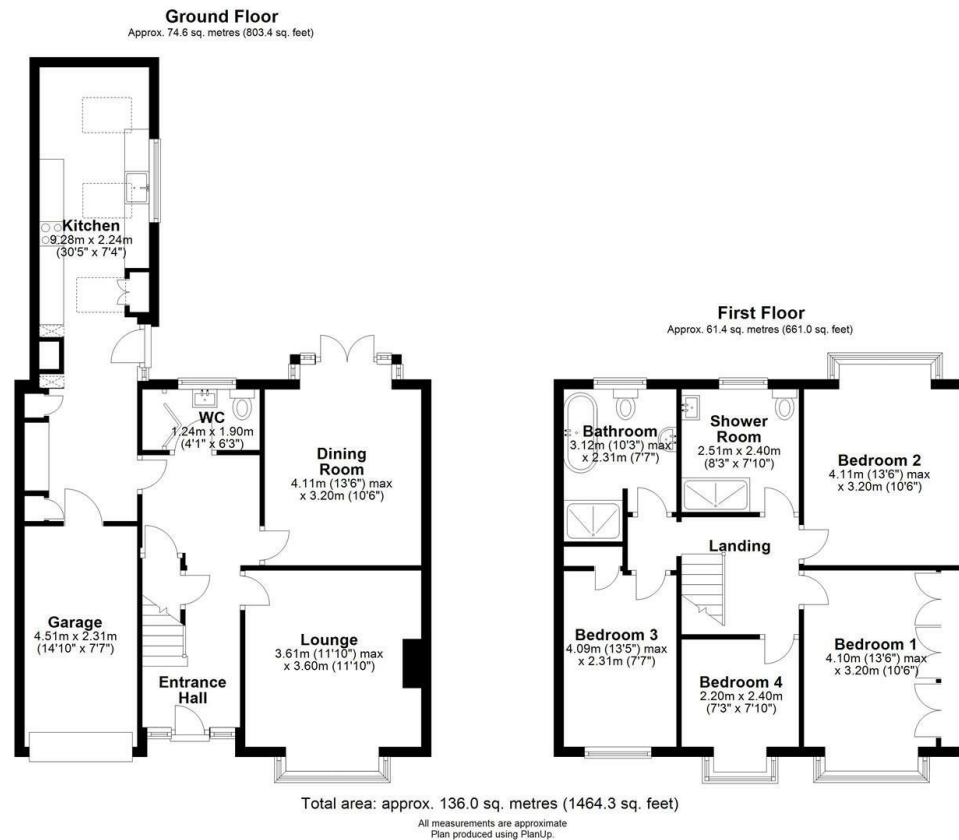
A beautiful, enclosed rear garden of generous proportions, offering a peaceful and private outdoor space. Leading from the property is a modern resin entertaining area, flowing onto a predominantly lawned section with a resin pathway that guides you to a further paved seating area at the rear. Surrounded by mature shrubs, plants, and trees, the garden enjoys lovely countryside views and includes a storage shed, fence and hedge boundaries, and a side gate providing access to the front of the property.

DISCLAIMER

1. **PROPERTY MISDESCRIPTION ACT 1967 & 1991:** We endeavour to make the details and measurements as accurate as possible. However, please take them as indicative only, made as a result of a visual inspection of the property and from information supplied by the vendor.
2. **MEASUREMENTS** are taken with an electronic device. If you are ordering carpets or furniture, we would advise that the details are checked to your personal satisfaction by taking your own measurements upon viewing.
3. No services, apparatus, equipment, fixtures or fittings have been tested by United Homes so we cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their own Trades person, Surveyor or Solicitor.
4. References to the Tenure of a Property are based on information supplied by the Seller. United Homes has not had sight of the title documents and has not checked the tenure or the boundaries with the Land registry. A Buyer is advised to obtain verification from their own Solicitor. United Homes accept no responsibility for any errors or omissions.
5. **MONEY LAUNDERING:** We may ask for further details regarding proof of your identification and proof of funds after receiving your offer on a property. Please provide these in order to reduce any delay.







Directions

Viewings

Viewings by arrangement only. Call 0114 2299 060 to make an appointment.

Council Tax Band

E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	57	71
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		