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43 CLAYSON GREEN SHIREOAKS

£337,000
FREEHOLD

Only by viewing this beautifully presented modern four double bedroom detached family home can the standard of fixtures and fittings be appreciated. Situated in a much sought after village location of Shireoaks, close to local schools amenities, A1 and M1 motorway links. In brief the property comprises of a welcoming entrance hallway, well proportioned living room, stunning quality kitchen diner, utility room and downstairs WC. On the first floor is a four piece family bathroom suite, four double bedrooms, all with fitted furniture and en-suite shower room to the master bedroom. Outside are good sized front and rear gardens, block paved driveway with parking for several vehicles which leads to the integral single garage.



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• SPACIOUS MODERN FOUR BEDROOM DETACHED FAMILY HOME • MUCH SOUGHT AFTER VILLAGE LOCATION

SUMMARY

Only by viewing this beautifully presented modern four double bedroom detached family home can the standard of fixtures and fittings be appreciated. Situated in a much sought after village location of Shireoaks, close to local schools amenities, A1 and M1 motorway links. In brief the property comprises of a welcoming entrance hallway, well proportioned living room, stunning quality kitchen diner, utility room and downstairs WC. On the first floor is a four piece family bathroom suite, four double bedrooms, all with fitted furnished and en-suite shower room to the master bedroom. Outside are good sized front and rear gardens, block paved driveway with parking for several vehicles which leads to the integral single garage.

LOCATION

The property lies in the village of Shireoaks, located near the Nottinghamshire market town of Worksop. The Chesterfield Canal and River Ryton both run through the village and offer excellent countryside walks along with Shireoaks Marina and The Woodlands nature walk. There is a railway station within the village with rail services to Sheffield, Lincoln and Cleethorpes. Current facilities within Shireoaks include St Luke's C of E primary school, cafe, football ground and post office. Shireoaks Hall is a Grade II* listed 17th-century country house and stands toward the west of this popular village.

Worksop is a short journey away where secondary schooling and shopping opportunities are widely available.

ENTRANCE HALLWAY

Having a front facing composite entrance door leading into the spacious entrance hallway, spindle staircase leading to the first floor landing, central heating radiator, under stair storage cupboard and doors giving access to the living room, kitchen diner and integral garage.

LIVING ROOM

15'5" x 10'6"

A well appointed and decorated living room, front facing UPVC double glazed bay window, central heating radiator, power points and TV point.

KITCHEN DINER

10'5" x 21'4"

A generous sized kitchen diner. The kitchen has an extensive range of quality wall and base units with complementary work surfaces incorporating a stainless steel sink unit with mixer tap, integrated appliances including an electric fan assisted oven, four ring gas hob with an electric extractor fan set above, fridge freezer, wine cooler and dishwasher, rear facing UPVC double glazed window, downlighting into the ceiling, power points and



- OPEN PLAN KITCHEN/DINER • UTILITY ROOM • DOWNSTAIRS WC • FOUR DOUBLE BEDROOMS

tile effect vinyl floor covering, continuing through into the dining room. The dining room has rear facing UPVC double glazed windows and French doors leading out into the rear garden, central heating radiator and an archway leading into the utility room.

UTILITY ROOM

4'6" x 5'10"

Comprising of work surfaces, space for a free standing washing machine and tumble dryer, central heating radiator, tile effect vinyl floor covering, rear facing composite entrance door leading out into the rear garden and a door giving access into the downstairs WC.

DOWNSTAIRS WC

Comprising in white of a low flush WC, corner pedestal, hand wash basin, partly tiled to the walls, tile effect vinyl floor covering, electric extractor fan and a side facing obscure UPVC double glazed window.

FIRST FLOOR LANDING

Having spindle balustrades, front facing UPVC double glazed window, central heating radiator, cylinder cupboard, access hatch to the loft space and doors giving access to four double bedrooms and the family bathroom.

BEDROOM ONE

16'10" x 10'8"

An attractive master bedroom, rear facing UPVC double glazed window, central heating radiator, power points, TV point, dressing area with fitted mirrored double wardrobes to one wall and a door giving access into the en-suite shower room.

EN-SUITE SHOWER ROOM

8'1" x 4'6"

Comprising in white of a double shower unit with a main shower, pedestal hand wash basin, low flush WC, partly tiled to the walls, tile effect vinyl floor covering, down lighting to the ceiling, electric extractor fan, central heating radiator and a side facing obscure UPVC double glazed window.

BEDROOM TWO

15'2" x 9'4"

Having a rear facing UPVC double glazed window, central heating radiator, power points and quality fitted double wardrobes to one wall.

BEDROOM THREE

10'11" x 10'5"

A good sized third bedroom, front facing UPVC double glazed window, central heating radiator, power points and quality fitted double wardrobes to one wall.



• EN-SUITE SHOWER ROOM • FOUR PIECE FAMILY BATHROOM SUITE • LANDSCAPED GARDENS WITH DECKED PATIO SEATING AREA • BLOCK PAVED DRIVEWAY & GARAGE

BEDROOM FOUR

10'11" x 9'8"

A fourth double bedroom, front facing UPVC double glazed window, central heating radiator, power points and quality fitted double wardrobes to one wall.

FAMILY BATHROOM

9'5" x 6'11"

A modern four piece suite in white comprising of a panelled bath, walk in shower unit with a mains run shower,, pedestal hand wash basin, low flush WC, partly tiled to the walls, tiled flooring, chrome towel radiator, downlighting to the ceiling, electric extractor fan and a rear facing UPVC double glazed window..

OUTSIDE

To the front of the property is an open garden, mainly laid to lawn, block paved driveway with parking for two vehicles that leads you to the integral garage and gate access to the rear of the property.

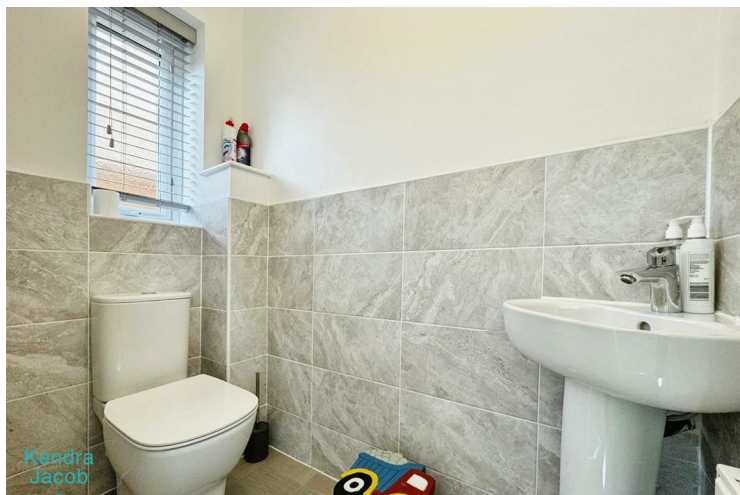
To the rear of the property is a good sized enclosed rear garden, mainly laid to lawn, paved patio seating area and a raised decked seating area.

GARAGE

17'9" x 10'2"

An integral garage with up and over door, power and houses the wall mounted central heating boiler





Additional Information

Local Authority - Bassetlaw
Council Tax - Band D
Viewings - By Appointment Only

Floor Area - 1829.88 sq ft
Tenure - Freehold

Ground Floor

Approx. 65.6 sq. metres (706.0 sq. feet)



First Floor

Approx. 69.6 sq. metres (749.3 sq. feet)



Total area: approx. 135.2 sq. metres (1455.2 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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