



Kendra  
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## 8 ROMAN ROAD WORKSOP, S81 7FB

£300,000  
FREEHOLD

For sale is this four bedroom detached family home which has been upgraded by to a high standard by the current vendors offering generous yet versatile living accommodation. The property is extremely well presented with contemporary fittings and benefits from luxury kitchen and bathrooms. The accommodation in brief comprises of a welcoming entrance hallway, attractive living room, quality fitted breakfast kitchen, utility room and downstairs WC, On the first floor are four double bedrooms, beautiful master bedroom with en-suite shower room and a luxury family bathroom suite. To the front the property is an open plan driveway with parking for several vehicles and gate access to the well maintained enclosed rear garden. Early viewing is essential of this stunning family home.

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# 8 ROMAN ROAD

• FABULOUS FOUR BEDROOM DETACHED FAMILY HOME • BEAUTIFULLY PRESENTED & UPGRADED THROUGHOUT • LUXURY QUALITY FITTED KITCHEN & BATHROOMS • TWO RECEPTION ROOMS • DOWNSTAIRS WC • UTILITY ROOM • FOUR DOUBLE BEDROOMS • STUNNING LANDSCAPED GARDEN • DOUBLE DRIVEWAY & GARAGE • MUCH SOUGHT AFTER LOCATION CLOSE TO LOCAL SHOPS AND AMENITIES

## LOCATION

Gateford – The property lies in the popular and well served area of Gateford in the popular Nottinghamshire market town of Worksop which is known as the "Gateway to The Dukeries", because of its proximity to former Ducal estates such as Clumber House, Thoresby Hall, Welbeck Abbey and Worksop Manor. Nearby amenities within walking distance is ASDA and Tesco supermarkets, numerous convenience stores, Gateford Park and St John's C of E primary schools and the popular Outwood Academy. A short car journey takes you into Worksop Town Centre where further secondary schooling and shopping opportunities are widely

## ENTRANCE HALLWAY

Having a front facing composite entrance door, leading into the entrance hallway, central heating radiator and a staircase leading to the first floor landing.

## LIVING ROOM

A well appointed and decorated living room, front facing UPVC double glazed window, central heating radiator, storage cupboard, power points, TV point and the focal point of this room is a wood featured fire surround marble hearth and inset with a pebble effect electric fire.

## DINING ROOM

Having rear facing UPVC double glazed French doors leading out into the decked seating area of the garden, central heating radiator, power points and Novercore LVT waterproof flooring.

## BREAKFAST KITCHEN

A quality fitted high gloss kitchen, having a range of wall and base units with complementary work surfaces incorporating a stainless steel sink unit with mixer tap, fitted double AEG oven, AEG induction hob, with an electric extractor fan above, integrated dishwasher, breakfast bar with fitted units set beneath, downlighting to the ceiling, central heating radiator, rear facing UPVC double glazed window, power points, TV point and Novacare LVT waterproof flooring which continues through into the utility room.

## UTILITY ROOM

Having an integrated fridge freezer, freestanding wine cooler, plumbing for an automatic washing machine, wall mounted combination central heating boiler which is set behind matching cupboard fronts, side facing UPVC double glazed window, rear facing composite entrance door, power points and Novercore LVT waterproof flooring continuing through into the downstairs WC.

## DOWNSTAIRS WC

An attractive suite in white comprising of a vanity hand wash basin and low flush WC, chrome towel radiator and a side facing obscure UPVC double glazed window.

## FIRST FLOOR LANDING

Having a solid oak glass balustrade landing, storage cupboard, access hatched the loft space and solid oak doors given access to the first floor accommodation.



### MASTER BEDROOM

An attractive master bedroom, rear facing UPVC double glazed window, central heating radiator, power points, TV point, and a solid oak door giving access into the ensuite shower room.

### EN-SUITE SHOWER ROOM

A luxury three piece suite in white comprising of a walk-in shower unit with a main run waterfall with a separate shower attachment, vanity hand wash basin and low flush WC, tiled splashbacks, chrome towel radiator and a side facing obscure UPVC double glazed window.

### BEDROOM TWO

Having a front facing UPVC double glazed window, central heating radiator and power points.

### BEDROOM THREE

A beautiful bedroom, rear facing UPVC double glazed window, central heating radiator, cylinder cupboard and power points.

### BEDROOM FOUR

A fourth double bedroom, front facing UPVC double glazed window, central heating radiator and power points.

### FAMILY BATHROOM

A three piece suite in white comprising of an L shaped bath with an overhead mains run shower with separate shower attachment, vanity hand wash basin, and low flush WC, partly tiled to the walls, downlighting to the ceiling, electric extractor fan, shaver point and a front facing obscure UPVC double glazed window.

### OUTSIDE

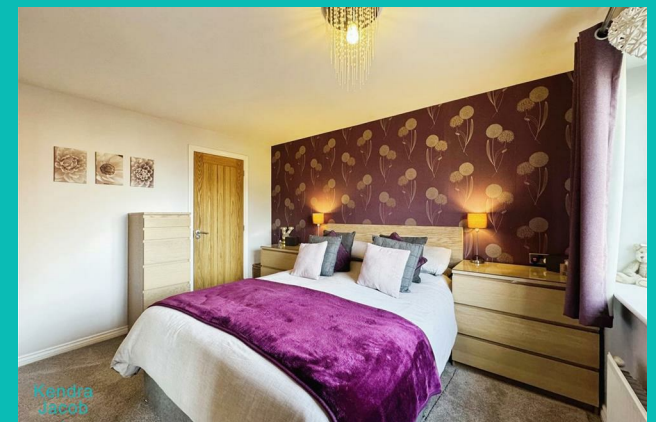
To the front of the property is an open plan garden with a lawn and well stocked borders, driveway leading to the single garage and gate access to the rear of the property.

To the rear of the property is an extremely well-maintained garden, mainly laid to lawn, paved patio seating area, raised deck seating area with wood balustrades and Pergola housing the hot tub(which can be purchased under separate negotiation)

### GARAGE

A single garage with up and over door power and light.

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## ADDITIONAL INFORMATION

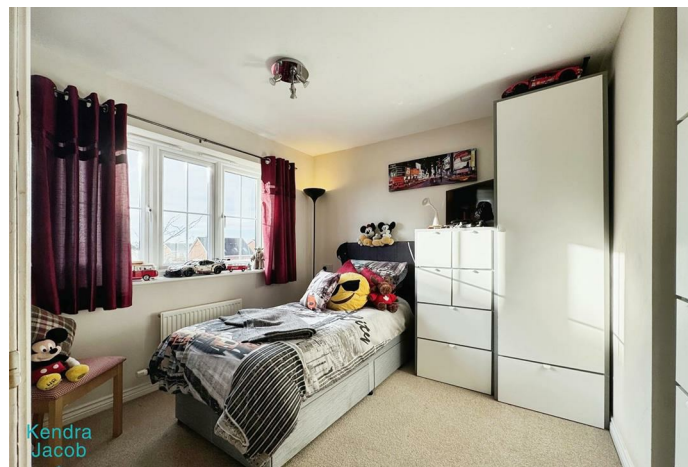
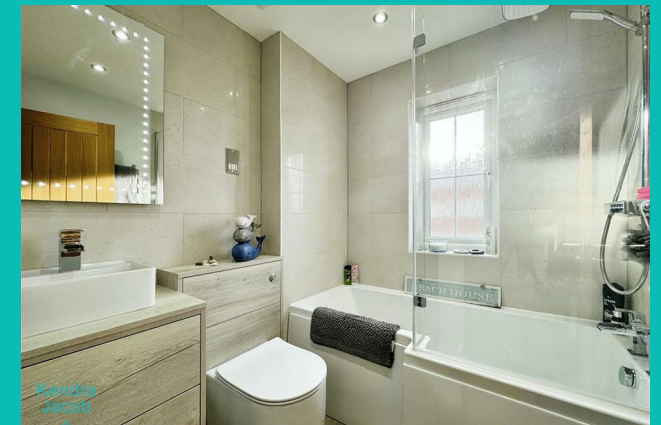
**Local Authority** –

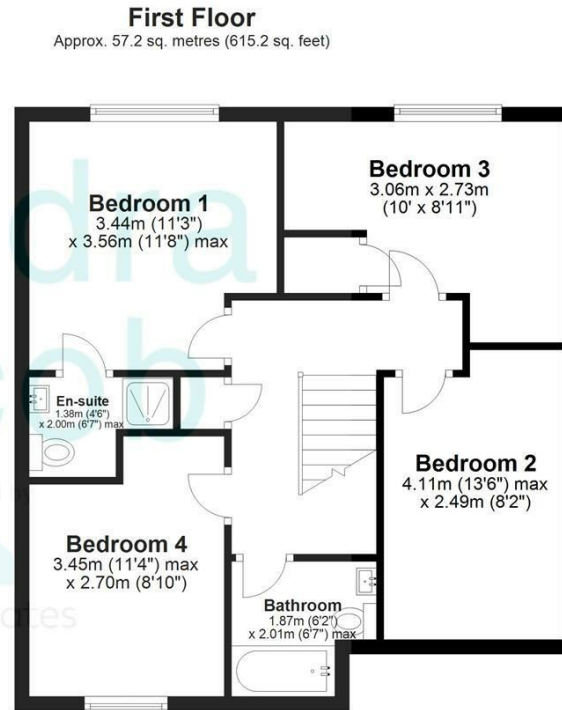
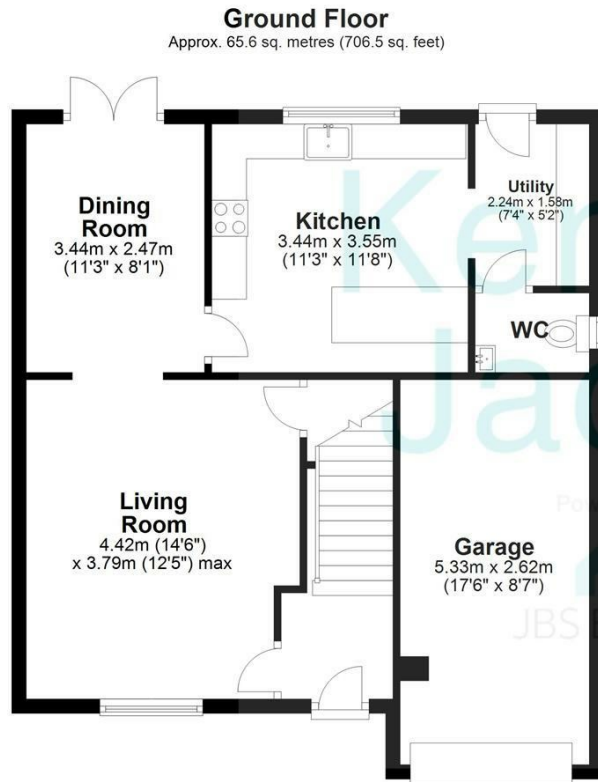
**Council Tax** – Band D

**Viewings** – By Appointment Only

**Floor Area** – sq ft

**Tenure** – Freehold





Total area: approx. 122.8 sq. metres (1321.7 sq. feet)



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