



30 HIGHLAND GROVE WORKSOP, S81 0JN

£475,000
FREEHOLD

A beautifully appointed detached family home having been renovated and upgraded throughout by the current vendors which benefits from a re-wire, central heating system, kitchen and bathrooms. The light and spacious accommodation spreading over three floors is finished to a high standard and blends much original character and charm with the comforts of modern living. The flexible and versatile living space is set over three floors comprising of a welcoming entrance hallway, bay fronted living room, a stunning kitchen dining room, utility room and downstairs WC, the first and second floors have five bedrooms and two bathrooms. Externally there is a low maintenance open plan front garden, pebbled driveway with parking for several vehicles which leads to the single integral garage. The rear of the property is a large south facing garden which is mainly laid to lawn and paved seating area. The property is situated in one of Worksop's prime locations just off Blyth Road, within walking distance of Worksop train station, Bassetlaw hospital, local amenities, Worksop Collage, grade 1 primary and secondary schools. No upper chain. Early viewing is highly recommended.

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30 HIGHLAND GROVE

- STUNNING FIVE BEDROOM DETACHED FAMILY HOME
- RENOVATED THROUGHOUT TO A HIGH STANDARD
- OPEN PLAN KITCHEN DINER
- UTILITY ROOM/DOWNSTAIRS WC
- BEAUTIFUL LIVING ROOM
- FIVE BEDROOMS
- NEW SHOWER ROOM & BATHROOM
- DRIVEWAY & INTEGRAL GARAGE
- LARGE SOUTH FACING ENCLOSED REAR GARDEN
- DESIRABLE LOCATION CLOSE TO AMENITIES, GOOD ROAD/TRAIN LINKS, GRADE I PRIMARY & SECONDARY SCHOOLS



LOCATION

Highland Grove view enjoys frontage on to Highland Grove, a prime residential area within Worksop with its full range of residential amenities being within comfortable reach. Lying on the east side of the town means the subject property is ideally positioned for accessing the areas excellent transport links via the A1 and the towns Railway Station which has links to Sheffield, Nottingham, Lincoln and Retford. Prospect Hill Infant & Junior School, Norbridge and St Johns Schools are within easy reach. Morrison's supermarket and the nearby Co-op provide local amenities. Countryside walks and the popular Kilton Forest golf club are nearby. Worksop is a popular market town in Nottinghamshire, 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. The National Trust's property, "Mr Straw's House", is just down the street, its contents have remained largely unchanged since the 1920s.

ENTRANCE HALLWAY

Having an original front facing entrance door leading into the welcoming entrance hallway, original spindle staircase giving access to the first and second floors, understair storage cupboard, modern vertical central heating radiator, and quality floor covering.

LIVING ROOM

An attractive living room, front facing double glazed original bay window, original coving into the ceiling, central heating radiator, power points, TV point and the focal point

of this room is a decorative wood fire surround with marble hearth and inset.

KITCHEN DINER

Having a range of base units with complementary work surfaces incorporating a ceramic sink unit with mixer tap, integrated dishwasher and space for an American style fridge freezer and range style cooker, central heating radiator, decorative wood featured fire surround, downlighting to the ceiling, power points, rear facing double glazed window, recently fitted rear facing PVC double glazed patio doors leading out into the rear garden and doors giving access to the cellar and utility room.

UTILITY ROOM

Having a range of base units with complementary work surfaces incorporating a ceramic sink unit with mixer tap, plumbing for the automatic washing machine and space for a tumble dryer, rear facing double glazed windows and entrance door leading out into the garden, central heating radiator, quality floor covering, continuing through into the downstairs WC.

DOWNSTAIRS WC

Comprising in white of a low flush WC and a velux side facing window.

CELLAR

Having steps leading into the cellar with power and light and can be used as storage.

FIRST FLOOR LANDING

Side facing UPVC double glazed window, spindle

balustrades, picture rail to the walls, central heating radiator and doors giving access to three bedrooms and the family bathroom.

BEDROOM ONE

A spacious bedroom, original front facing double glazed bay window, original coving to the ceiling, picture rail to the walls, central heating radiator and power points.

BEDROOM TWO

A double bedroom, rear facing double glazed wooden window, central heating radiator, power points and TV point.

BEDROOM THREE

Rear facing double glazed window, central heating radiator, power points and TV point.

FAMILY BATHROOM

A new modern four piece suite in white comprising of a large walk in shower unit with a mains run waterfall shower with separate shower attachment and glass shower screen, panelled bath, vanity hand wash basin, low flush WC, downlighting to the ceiling, electric extractor fan, quality wood effect floor covering, towel radiator, side facing of PVC window and an original front facing double glazed window.

SECOND FLOOR LANDING

Side facing UPVC double glazed window, central heating radiator and doors giving access to two further bedrooms and a shower room .

BEDROOM FOUR

A fourth double bedroom, rear facing deluxe window, wooden beams to the ceiling, central heating radiator, power points and TV point.

BEDROOM FIVE

A good sized fifth bedroom, front facing double glazed window, central heating radiator, power points and TV point.

SHOWER ROOM

A new three piece shower room comprising in white of a walk-in shower unit with a main run waterfall shower with separate shower attachment, pedestal hand wash basin, low flush WC, downlighting into the ceiling, towel radiator, quality floor covering, access hatch to a loft space and a door access to the cylinder cupboard.

OUTSIDE

To the front of the property is a low maintenance garden, block paved areas with a pebbled driveway and parking for several vehicles which leads to the integral garage.

To the rear of the property is a superb south facing enclosed garden which is split into three parts, paved patio seating area with steps leading down to a lawn area with well stocked shrub and tree borders and the third part having matures trees and a unique World War Two pig store.

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ADDITIONAL INFORMATION

Local Authority – Bassetlaw

Council Tax – Band D

Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Freehold



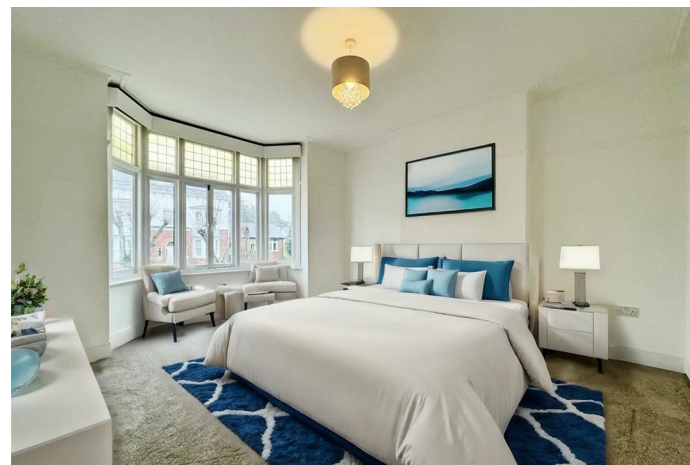
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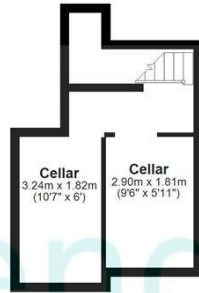


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Basement
Approx. 17.4 sq. metres (187.1 sq. feet)



Ground Floor
Approx. 71.1 sq. metres (765.3 sq. feet)



First Floor
Approx. 48.2 sq. metres (518.8 sq. feet)



Second Floor
Approx. 31.1 sq. metres (334.3 sq. feet)



Total area: approx. 167.7 sq. metres (1805.4 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C			
(55-68) D		48	
(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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