



## 26 SHERWOOD ROAD WORKSOP, S80 1QW

£210,000  
LEASEHOLD

A beautifully presented three bedroom semi detached family home, located in a much sought after location within walking distance of Worksop's historic town centre, schools, supermarkets and train station. The property boasts stunning living accommodation finished to an impeccable standard throughout, offering generous yet versatile living accommodation. The comprises of a welcoming entrance hallway, beautiful living room with a featured cinema wall, separate dining room, quality fitted breakfast kitchen and cellar. To the first floor are three very well proportioned bedrooms and a stunning four piece family bathroom suite. Outside is a block paved driveway, shared driveway leading to the garage and access to the rear low maintenance garden.

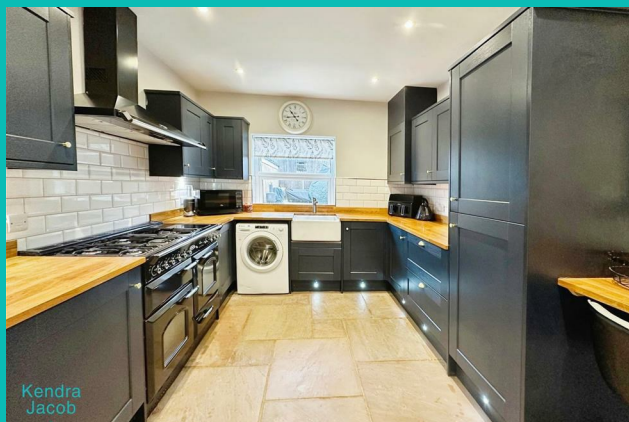
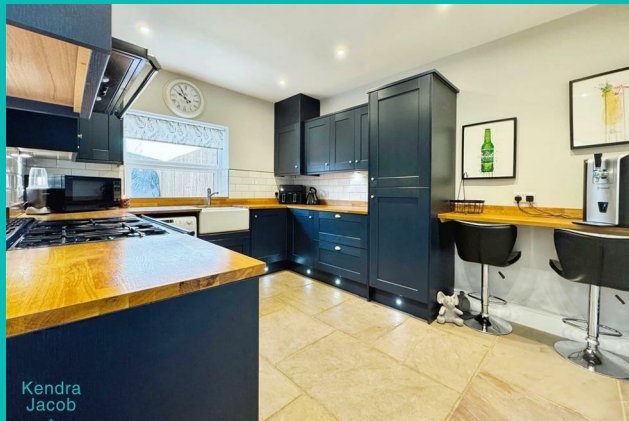
This property has been renovated to the highest standard through by the current vendors and must be viewed to appreciate the standard of fixtures and fittings on offer.

Kendra  
Jacob

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# 26 SHERWOOD ROAD

• THREE BEDROOM SEMI DETACHED FAMILY HOME • STUNNING LIVING ACCOMMODATION • FINISHED TO THE HIGHEST STANDARD THROUGHOUT • SPACIOUS RECEPTION ROOMS • LUXURY KITCHEN AND BATHROOM SUITE • CELLAR • THREE WELL PROPORTION BEDROOMS • BLOCK PAVED DRIVEWAY WITH PARKING FOR SEVERAL VEHICLES • SINGLE GARAGE • SUPERB LOCATION CLOSE TO WORKSOP'S TOWN CENTER, TRAIN STATION & SCHOOLS



## ENTRANCE HALLWAY

Having a front facing composite door, leading into the welcoming well appointed and decorated entrance hallway, two central heating radiators, beautiful, original, spindle staircase leading to the first floor landing, quality laminated wood flooring, power points, downlighting to the ceiling and doors giving access to the living room, separate dining room, cellar and breakfast kitchen.

## LIVING ROOM

An attractive living room front facing UPVC double glazed square bay window, central heating radiator, power points, TV point and the focal point of this room fantastic media wall.

## DINING ROOM

A spacious dining room, rear facing UPVC double glazed window, central heating radiator, power points, TV point and quality laminated wood flooring.

## BREAKFAST KITCHEN

A quality modern breakfast kitchen having a range of wall and base units with complementary solid wood work surfaces incorporating a ceramic sink unit with mixer tap, integrated fridge freezer, plumbing for the automatic washing machine and space for a range style cooker with an electric extract fan set above, LED kickboard lighting, under cabinet display lighting, partly tiled to the walls, Stone tiled floor covering, modern vertical central heating radiator, downlighting to the ceiling, solid wood breakfast bar, power points, rear facing UPVC double glazed window and side facing composite door leading out into the rear garden.

## CELLAR

Steps leading to the cellar which is currently being used as storage.

## FIRST FLOOR LANDING

Access hatch to the loft space, central heating radiator, spindle balustrades and doors giving access to three bedrooms and the family bathroom.

## BEDROOM ONE

An attractive master bedroom, rear facing UPVC double glazed window, central heating radiator, power points and TV point.

## BEDROOM TWO

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

## BEDROOM THREE

Currently being used as an office, front facing UPVC double glazed window, central heating radiator and power points.

## FAMILY BATHROOM

A stunning four piece suite in white comprising of a freestanding Claw feet bath with a shower mixer tap, walk in corner unit, pedestal hand wash basin, low flush WC, partly tiled to the walls, tile flooring, cast iron effect central heating radiator, downlighting to the ceiling, side and rear facing obscure UPVC double glazed windows.

## OUTSIDE

To the front of the property is a block paved driveway, shared driveway leading to the garage where there is

further parking and gate access to the rear of the property.

To the rear of the property is an attractive low maintenance garden, two paved patio seating areas, artificial grass, outside lighting outside, water tap, and power.

#### AGENTS NOTE

The property has been renovated to an extremely high standard, benefiting from a new kitchen, bathroom, central heating system, rewire, rendering to the outside walls, floor coverings, plastered throughout, and landscaped low maintenance gardens and block paved a driveway.

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### ADDITIONAL INFORMATION

**Local Authority** – Bassetlaw

**Council Tax** – Band A

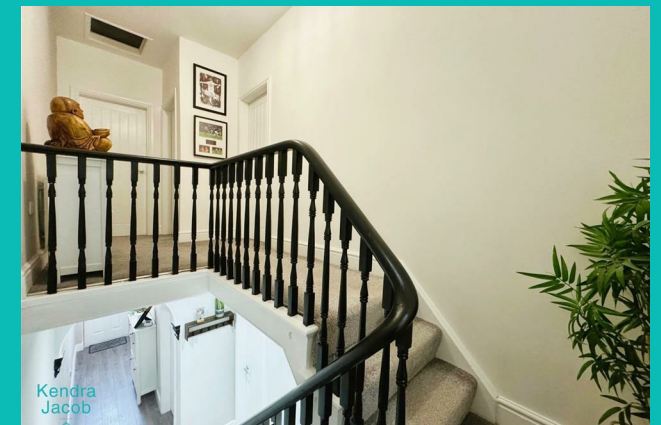
**Viewings** – By Appointment Only

**Floor Area** – sq ft

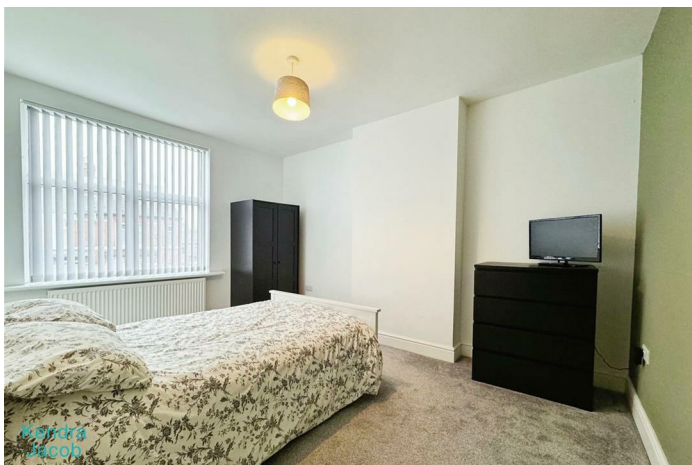
**Tenure** – Leasehold



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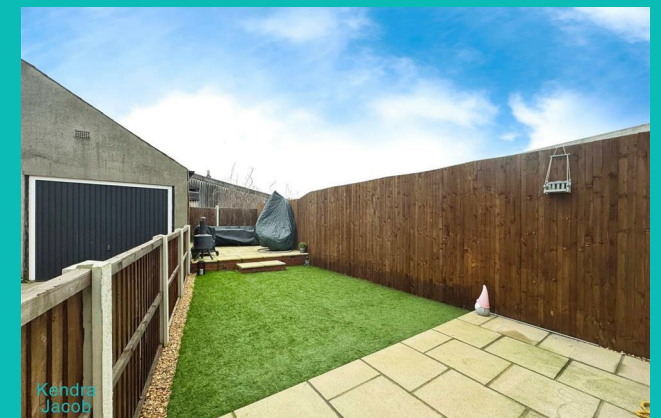
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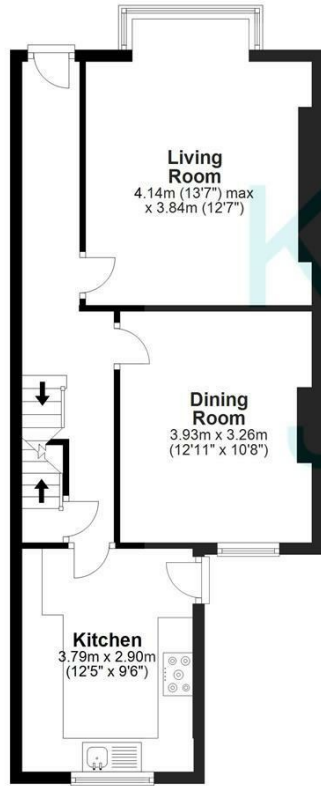


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**Ground Floor**  
Approx. 63.5 sq. metres (683.4 sq. feet)



**First Floor**  
Approx. 53.6 sq. metres (577.5 sq. feet)



Total area: approx. 117.1 sq. metres (1260.9 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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