

## 70 BLYTH ROAD WORKSOP, S81 0JW

£395,000  
FREEHOLD

A beautifully presented five bedroom semi detached family home, located within one of Worksop's prime locations. The property boasts stunning living accommodation finished to an impeccable standard throughout, offering generous yet versatile living accommodation. The accommodation briefly comprises of an hallway with a beautiful staircase rising to the first and second floors, downstairs WC, living room with a limestone surround and inset multi fuel burning fire, dining room with bi-folding doors, stunning high quality fitted kitchen with an assortment of built in appliances, breakfast bar and a multi fuel log burning fire, utility room and a cellar. The first floor sees three generous sized bedrooms, master with en-suite and a luxury four piece family bathroom suite. The second floor offers two further bedrooms, one with an en-suite and dressing area. Externally the property is approached by wrought iron gated entrance leading to a block paved driveway and gate access to the private beautifully maintained rear garden with a well appointed brick built study with under floor heating.

Kendra  
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# 70 BLYTH ROAD

- FIVE BEDROOM SEMI DETACHED FAMILY HOME • STUNNING LIVING ACCOMMODATION • FINISHED TO THE HIGHEST OF STANDARD THROUGHOUT • SPACIOUS RECEPTION ROOMS • IMPRESSIVE OPEN PLAN BREAKFAST KITCHEN • UTILITY ROOM / DOWNSTAIRS WC / CELLAR • FIVE BEDROOMS & THREE BATHROOMS • BLOCK PAVED DRIVEWAY • WELL MAINTAINED GARDEN WITH BRICK BUILT STUDY • EXTREMELY SOUGHT AFTER LOCATION

## ENTRANCE HALLWAY

Having a front facing composite entrance door leading into the well appointed and decorated entrance hallway, beautiful staircase rising to the first and second floors, cast-iron central heating radiator, dado rail with Lincrusta wall covering below, power points and Karndeian flooring continuing through to a rear facing UPVC double glazed entrance door that leads out into the rear garden.

## LIVING ROOM

A beautifully appointed living room, front facing UPVC double glazed bay window, coving to the ceiling, picture rail to the walls, cast-iron central heating radiators, bespoke fitted cupboards, Karndeian floor covering, power points, TV points and the focal point of this room is a contemporary inset multi fuel stove with limestone surround.

## DINING ROOM

An attractive dining room, aluminium rear facing bi-folding doors giving access to the rear garden, Karndeian flooring, power points and the focal point of this room is an original slate featured fire surround, original cast iron decorative fire with a tiled hearth.

## DOWNSTAIRS WC

A modern suite in white comprising of a wall hung vanity hand wash basin, low flush WC, partly tiled to the walls, chrome towel radiator, electric extractor fan, Karndeian flooring and a rear facing obscure UPVC double glazed window with fitted half height shutters.

## BREAKFAST KITCHEN

The kitchen sees an extensive range of hi-quality wall and base units with complementary quartz work surfaces incorporating a sink unit with boiler tap, integrated

appliances, including two electric fan assisted ovens, two warming trays, induction hob with an electric extractor fan set above, wine fridge, dish washer, integrated fridge and coffee machine, space for an American style fridge freezer, dimmable LED kick board lighting, feature ceiling with LED downlighting, dimmable LED uplighting, front, side and rear facing UPVC double glazed windows, power points, TV point, beautiful multi fuel log burning stove with marble hearth and Karndeian flooring with under floor heating continuing through into the utility room.

## UTILITY ROOM

High quality wall and base units with complementary quartz work surfaces incorporating a sink unit with mixer tap, partly tiled to the walls, plumbing for the automatic washing machine, integrated freezer, concealed boiler, Karndeian flooring with underfloor heating, power points and a side facing UPVC double glazed entrance door leading out into the rear garden.

## FIRST FLOOR LANDING

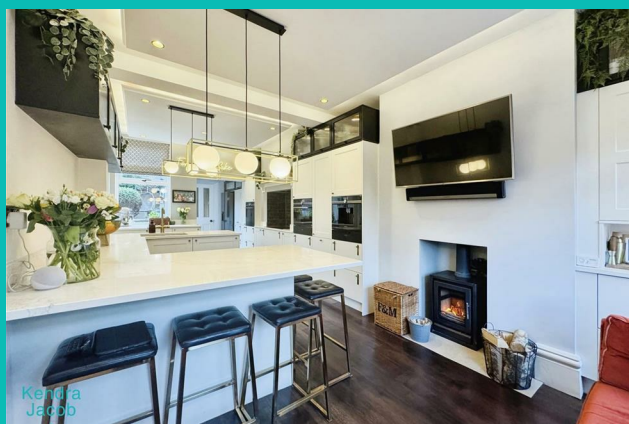
Having spindle balustrades, front and rear facing UPVC double glazed windows, cast iron effect central heating radiator, dado rail to the walls and power points.

## MASTER BEDROOM

A generous sized master bedroom, front facing UPVC double glazed bay window, coving into the ceiling, picture rail to the walls, cast-iron effect central heating radiators, power points, TV point and polyflor LVT floor covering which continues through into the ensuite shower room.

## EN-SUITE SHOWER ROOM

A three piece suite in white comprising of a wall hung hand wash basin, low flush WC, corner walk-in shower unit with



a mains run waterfall shower with separate attachment, chrome towel radiator, downlighting to the ceiling, electric extractor fan and polyflor LVT flooring.

#### **BEDROOM THREE**

Having two rear facing UPVC double glazed windows, central heating radiator, fitted cupboard, fitted mirrored wardrobes to one wall, power points, TV point and Karndean flooring .

#### **BEDROOM FOUR**

A third double bedroom, two front facing UPVC double glazed windows, central heating radiator, laminated wood flooring, power points and an extensive range of fitted mirror wardrobes to two walls.

#### **FAMILY BATHROOM**

A luxury suite in white comprising of a freestanding bath, double walk-in shower unit with a mains run waterfall shower and separate attachment, wall hung vanity hand wash basin, low flush WC, partly tiled to the walls, tile effect LVT floor covering with under floor heating, downlighting to the ceiling and shower recess, electric extractor fan, and two rear facing obscure UPVC double glazed windows with fitted half height shutters.

#### **SECOND FLOOR LANDING**

Two doors giving access to the attic bedrooms.

#### **BEDROOM TWO**

A stunning bedroom, which could be used as the master bedroom, rear facing UPVC double glazed window, two side facing velux windows with integrated black out blinds, two central heating radiators, eaves storage, downlighting to the ceiling, power points, TV point, and polyflor LVT flooring continuing through into the dressing area where there are

fitted wardrobes to two walls and a door giving access into the ensuite shower room.

#### **SECOND EN-SUITE SHOWER ROOM**

Comprising in white of a walk-in shower unit with a mains run waterfall shower and separate shower attachment, pedestal hand wash basin, low flush WC, tiled splashback, chrome towel radiator, downlighting to the ceiling, electric extractor fan, bespoke fitted units and a side facing velux window.

#### **BEDROOM FIVE**

Currently being used as a gym, front and side facing obscure UPVC double glazed windows, two modern vertical central heating radiators, eaves storage, polyfloor LVT flooring, power points and TV point.

#### **OUTSIDE**

Externally the property is approached by wrought iron gated entrance leading to a block paved driveway, raised flower beds, external power, security lights, CCTV, EV car charger and gate access to the private beautifully maintained rear garden.

To the rear of the property is a private enclosed, low maintenance garden, three paved patio seating areas, artificial grass, decorative outside lighting, security lights, water tap, power, CCTV and access into the office.

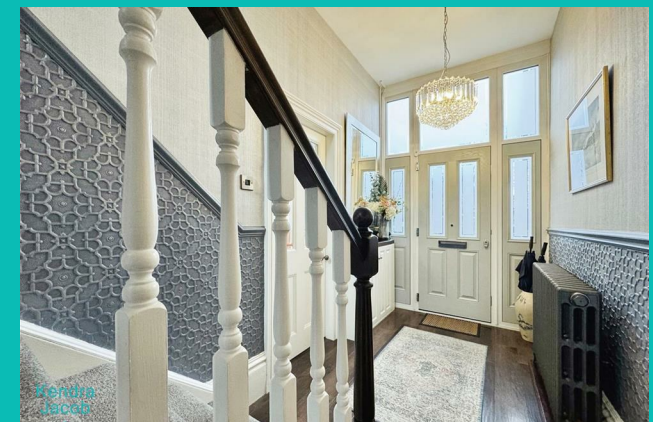
#### **OFFICE**

A brick built office with a floor to ceiling UPVC double glazed window, velux window, UPVC double glazed entrance door, power points, data point, porcelain tiled plank flooring with underfloor heating.

#### **AGENTS NOTE**

The property is fitted with an alarm system and CCTV.

## **70 BLYTH ROAD**





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## ADDITIONAL INFORMATION

**Local Authority** – Bassetlaw

**Council Tax** – Band C

**Viewings** – By Appointment Only

**Floor Area** – 2216.00 sq ft

**Tenure** – Freehold



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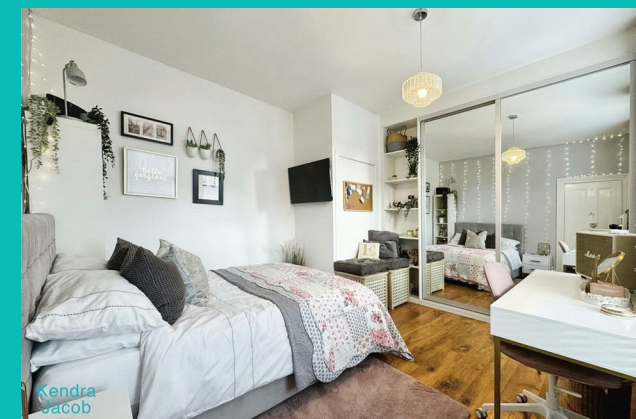
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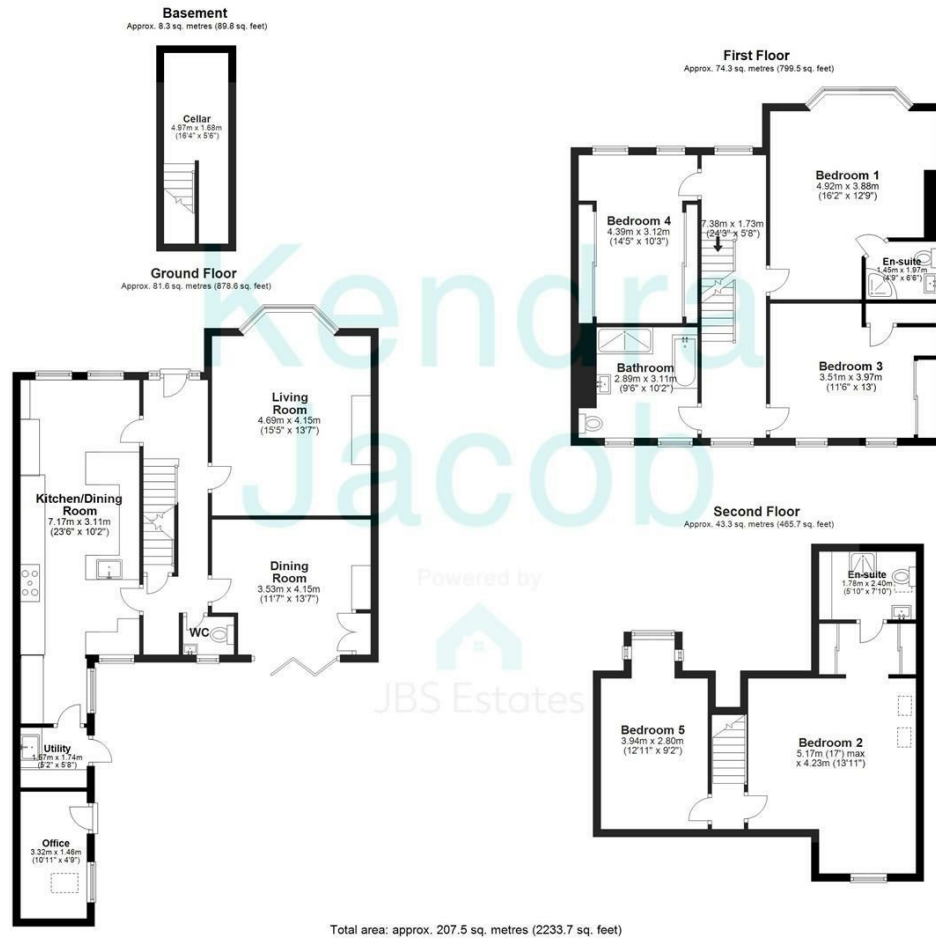
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		80
(69-80)	C		
(55-68)	D	54	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales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