



37 SUNNYSIDE WORKSOP, S81 7LN

£400,000
FREEHOLD

Only by viewing this wonderful four double bedroom detached family home can the standard of interiors be appreciated. The property benefits from having a superb large self contained one bedroom annex. Located within one of Worksop's prime locations, just off Carlton Road, close to local shops, schools, college and Train station. The property boasts stunning living accommodation finished to a high standard throughout, offering generous yet versatile living accommodation. In brief the property comprises of an hallway, downstairs WC, hidden den, living room with featured fire place, dining room with french doors, high quality fitted kitchen diner and utility room. The first floor sees four generous sized bedrooms, all with fitted furniture, master bedroom with en-suite and a four piece family bathroom suite. Externally the property is approached by wrought iron gated entrance leading to a block paved driveway with parking for several vehicles and gate access to the private well maintained rear garden. The annex is self contained comprising of a fitted kitchen, living room, bedroom and shower room. Early viewing is essential!

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37 SUNNYSIDE

- STUNNING FOUR BEDROOM HOME WITH A LARGE ONE BEDROOM ANNEX • PRIME LOCATION • TWO RECEPTION ROOMS • QUALITY KITCHEN DINER • DOWNSTAIRS WC/UTILITY ROOM • FOUR DOUBLE BEDROOMS ALL WITH FITTED FURNITURE • EN-SUITE SHOWER ROOM & FOUR PIECE FAMILY BATHROOM SUITE • SUPERB LARGE SELF CONTAINED ONE BEDROOM ANNEX • TUCKED AWAY IN THE CORNER OF A QUIET CUL-DE-SAC • CLOSE TO LOCAL SCHOOLS, COLLEGE, AMENITIES & TRAIN STATION



ENTRANCE HALLWAY

Having a front facing UPVC double glazed entrance door leading into the welcoming entrance hallway, coving into the ceiling, central heating radiator, Karndean floor covering and a staircase leading to the first floor landing.

DOWNSTAIRS WC/HIDDEN DEN

Comprising of a vanity hand wash basin, low flush WC, central heating radiator, front facing obscure UPVC double glazed window, Karndean flooring continuing through into a hidden den where there is a built-in bed desk and power points.

LIVING ROOM

An attractive, spacious living room, front facing UPVC double glazed square bay window, coving to the ceiling, down lighting to the ceiling, central heating radiator, power points, TV point and the focal point of this room is a featured fireplace with a marble hearth and inset.

DINING ROOM

Having rear facing UPVC double glazed windows and French doors opening out into the rear garden, coving to the ceiling, down lighting to the ceiling, central heating radiator and power points.

KITCHEN DINER

Having a range of quality wall and base units with complementary solid oak wood work surfaces incorporating a double ceramic Belfast sink unit with mixer tap, new large SMEG range style cooker with an induction hob and an electric extractor fan set above, integrated

appliances including microwave oven, dishwasher and fridge, laminated wood flooring, coving into the ceiling, downlighting to the ceiling, central heating radiator, large stair storage cupboard, rear facing UPVC double glazed window and a door giving access into the utility room.

UTILITY ROOM

Having work surfaces, space and plumbing for an automatic washing machine and an American style fridge freezer, coving to the ceiling, downlighting to the ceiling, central heating radiator, rear facing UPVC double glazed entrance door, laminated wood flooring, recently fitted wall mounted combination central heating boiler and a door giving access into the annex.

FIRST FLOOR LANDING

Having coving to the ceiling, central heating radiator, access hatch to the loft space with loft ladder, light and is partly boarded, spindle balustrades and doors giving access to four bedrooms and the family bathroom.

MASTER BEDROOM

A spacious master bedroom, front facing UPVC double glazed window with views over looking Worksop, central heating radiator, extensive range of fitted wardrobes, power points, TV point and a door giving access into the shower room.

EN-SUITE SHOWER ROOM

Comprising of a walk in shower unit with a mains run shower, pedestal hand wash basin, low flush WC, fully tiled to the walls, tiled flooring, downlighting to the ceiling,

chrome towel radiator and a front facing and obscure UPVC double glazed window .

BEDROOM TWO

A second double bedroom, front facing UPVC double glazed window, coving into the ceiling, central heating radiator and an extensive range of fitted furniture, power points and TV point.

BEDROOM THREE

A third double bedroom, rear facing UPVC double glazed window with lovely views, coving into the ceiling, central heating radiator, fitted wardrobes to one wall, power points and TV point .

BEDROOM FOUR

A fourth double bedroom, rear facing UPVC double glazed window with lovely views, coving to the ceiling, central heating radiator, fitted wardrobes to one wall, power points and TV point.

FOUR PIECE BATHROOM SUITE

A four piece suite in white comprising of a panel bath, corner shower unit with a mains run shower, pedestal hand wash basin, low flush WC, fully tiled to the walls, tiled flooring, chrome radiator, downlighting to the ceiling and a rear facing obscure UPVC double glazed window.

ONE BEDROOM ANNEX

A large very well equipped self-contained annex comprising of a kitchen having wall and base units with complementary work surfaces incorporating a stainless steel sink unit with mixer tap, four ring ceramic hob with an

electric extractor fan set above, integrated fridge, partly tiled to the walls, coving into the ceiling, power points, rear facing your UPVC double glazed French doors opening out into a little private garden and Karndean floor covering with under floor heating continuing through into the living room and bedroom. The open plan living room and bedroom has a front facing UPVC double glazed window, front facing composite entrance door, sun tunnel sky light/sun pipe, access hatch to the loft space with loft ladder and light, access into a small dressing area and a sliding door giving access into the shower room. The shower room comprises of a double shower unit with a main run shower, vanity hand wash basin, low flush WC, partly tiled to the walls, tiled flooring, chrome towel central heating radiator and a front facing UPVC double glazed window.

OUTSIDE

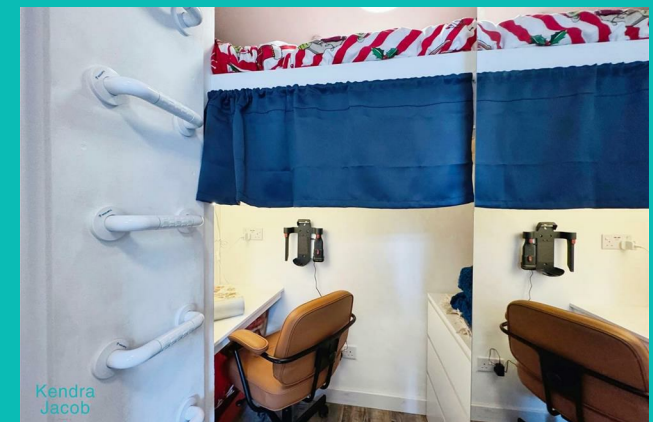
To the front of the property is an extensive block paved driveway with parking for several vehicles, electric car charger, garden shed, gate access to the side and rear of the property.

To the rear of the property is a private enclosed garden, paved patio seating area, lawn, outside lighting and water tap.

AGENTS NOTE

There is a separate council tax for the one bedroom annex which is council tax band A.

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ADDITIONAL INFORMATION

Local Authority – Bassetlaw

Council Tax – Band E

Viewings – By Appointment Only

Floor Area – 1849.20 sq ft

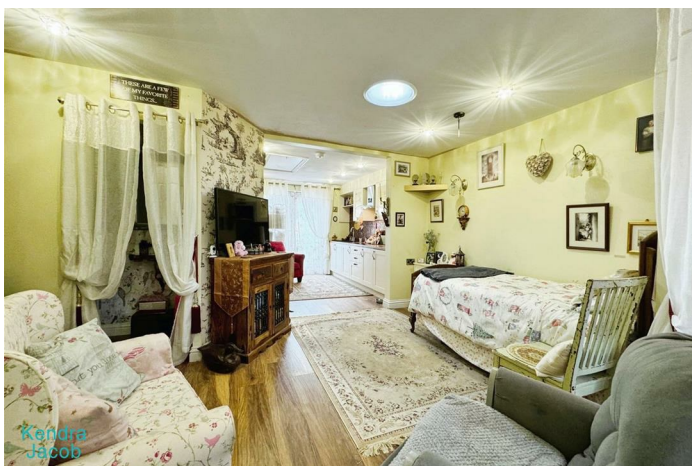
Tenure – Freehold



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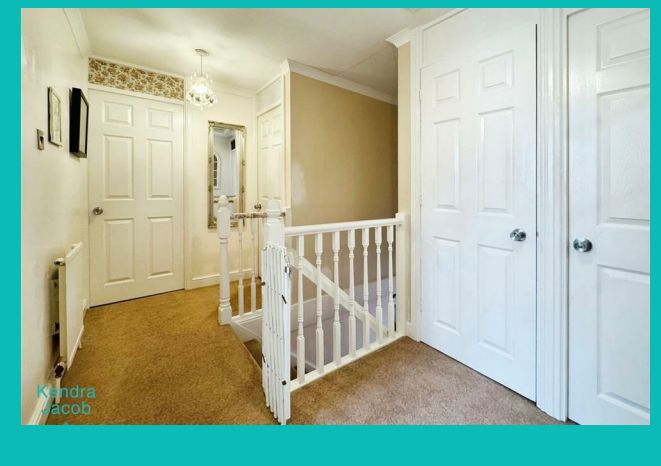
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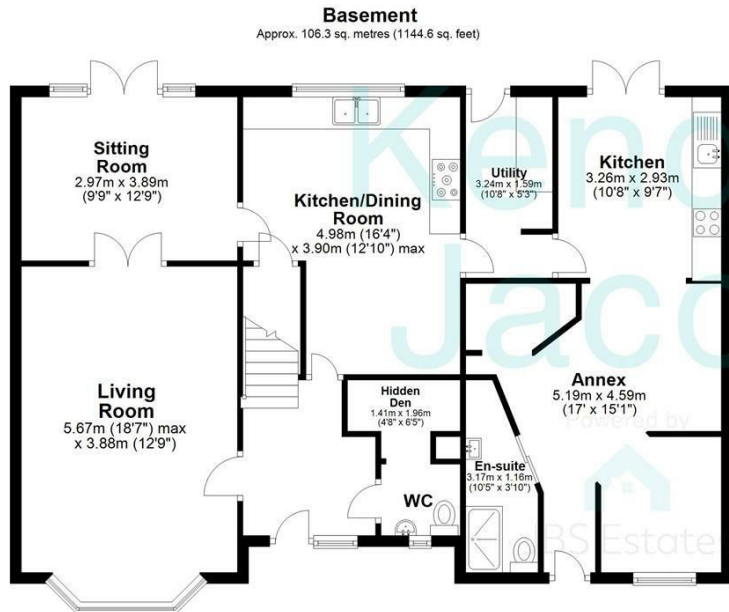
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Total area: approx. 171.8 sq. metres (1849.2 sq. feet)

Illustration for identification purposes only, measurements are approximate, not to scale.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C		65	
(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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