



## 29 THE BAULK WORKSOP, S81 0HU

£650,000  
FREEHOLD

A beautifully presented four bedroom Tudor style detached family home retaining many original features, 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 floor, downstairs WC, living room with a multi fuel burning fire, sitting room with a multi fuel burning fire, dining room, fitted breakfast kitchen and utility room. The first floor sees four generous sized bedrooms, master with en-suite and a luxury four piece family bathroom suite. Externally the property is approached by two sets of wrought iron gated entrances leading to two driveways and gate access to a large double garage with a conservatory to the rear. The private beautifully maintained rear garden with an extensive paved patio seating area and bar, raised decked seating area and a well appointed brick built guest annex/office. Only by viewing this stunning home can you truly appreciate the accommodation that's on offer. Possibility of a part exchange

Kendra  
Jacob

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# 29 THE BAULK

- BEAUTIFULLY PRESENTED TUDOR STYLE FOUR BEDROOM DETACHED FAMILY HOME
- SITUATED IN ONE OF WORKSOP'S PRIME LOCATIONS
- BOASTS THREE RECEPTION ROOMS
- BREAKFAST KITCHEN & UTILITY ROOM
- DOWNSTAIRS WC
- FOUR GENEROUS SIZED BEDROOMS
- EN-SUITE SHOWER ROOM
- QUALITY FOUR PIECE FAMILY BATHROOM
- TWO DRIVEWAYS WITH PARKING FOR 6 VEHICLES & DETACHED DOUBLE GARAGE
- STUNNING GARDENS, WITH SEATING AREAS, BAR, CONSERVATORY & GUEST ANNEX



## LOCATION

The property enjoys frontage on to The Baulk, 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 a front facing composite entrance door leading into this beautiful well appointed and decorated entrance hallway, two side facing UPVC double glazed windows, natural wood flooring, two central heating radiators, coving to the ceiling, dado rail to the walls, Delph shelf to the walls, stunning original spindle staircase leading to the first floor landing and doors giving access to the breakfast kitchen, living room, sitting room and downstairs WC.

## DOWNSTAIRS WC

Comprising in white of a low flush WC, vanity hand wash, basin, wood panelling and tiling into the walls, tiled flooring, central heating radiator, downlighting to the ceiling and a side facing obscure UPVC double glazed window.

## LIVING ROOM

An attractive living room, front and rear facing UPVC double

glazed windows, coving to the ceiling, two central heating radiators, quality natural wood flooring, power points, TV point and the focal point of this room is a wood featured fire surround marble hearth and tiled inset with a multi-fuel log burning fire.

## SITTING ROOM

A spacious sitting room having a front facing UPVC double glazed bay window, coving to the ceiling, picture rail to the walls, two two central heating radiators, wall lighting, power points, TV point and the focal point of this room is a wood featured fires around marble hearth and tiled inset with a multi-fuel log burning fire.

## DINING ROOM

A separate dining room, front facing UPVC double glazed window, decorative coving into the ceiling, dado rail to the walls, central heating radiator, wall lighting, power points and double doors, leading into the utility room.

## UTILITY ROOM

Having a rear and side facing UPVC double glazed windows, rear facing UPVC double glazed entrance door leading out into the rear garden, wall and base units with complementary work surfaces incorporating a sink unit unit with mixer tap, space for freestanding dishwasher, washing machine and an American style fridge freezer, central heating radiator, downlighting to the ceiling, partly tiled to the walls, slate tile flooring, power points and a door giving access into the breakfast kitchen.

## BREAKFAST KITCHEN

Having a range of wall and base units with complementary work surfaces incorporating a sink unit unit with mixer tap, integrated dishwasher, freestanding range style cooker, partly to the walls, slate tiled flooring, decorative coving to the ceiling, central heating radiator, downlighting to the ceiling and a rear facing UPVC double glazed window.

## FIRST FLOOR LANDING

Having a beautiful decorative featured window, ceiling rose, coving to the ceiling, picture rail to the walls, dado rail to the walls, central heating radiator, access hatch to the loft space, large storage cupboard housing the wall mounted combination central heating boiler and doors giving access to four bedrooms and the family bathroom.

## MASTER BEDROOM

A spacious master bedroom, front facing UPVC double glazed window, decorative coving to the ceiling, picture rail to the walls, central heating radiator, natural wood flooring, and a door giving access into the ensuite shower room.

## EN-SUITE SHOWER ROOM

A three-piece suite in white comprising of a double walk-in shower unit with an electric shower, pedestal hand wash basin, low flush WC, chrome towel radiator, decorative coving to the ceiling, downlighting to the ceiling, laminated wood flooring and a side facing up UPVC double glazed window.

## BEDROOM TWO

A spacious second bedroom, front facing UPVC double glazed window, coving to the ceiling, picture out to the walls, central heating radiator, power points, TV point and an extensive range of fitted furniture to one wall.

## BEDROOM THREE

A third double bedroom, rear facing UPVC double glazed window, coving to the ceiling, picture to the walls, fitted storage, central heating radiator, mood downlighting to the ceiling and power points.

## BEDROOM FOUR

A spacious fourth bedroom, front facing UPVC double glazed window, coving to the ceiling, picture rail to the walls, bespoke fitted furniture with desk, laminated wood flooring,, central heating radiator, power points and TV point.

## FAMILY BATHROOM

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

## GUEST ANNEX

A brick built annex/office, two side facing UPVC double glazed windows, side facing UPVC double glazed entrance, fitted shower, pedestal hand wash basin, low flush WC, laminated effect vinyl floor covering, central heating radiator, power points and TV point.

## OUTSIDE

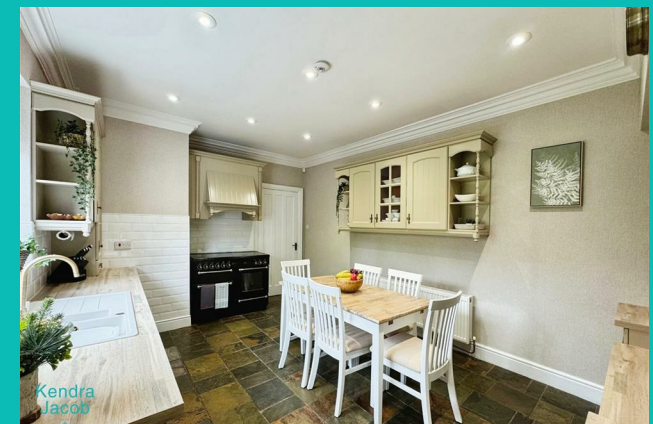
To the front of the property are two driveways, one leading to a large detached double garage, beautifully maintained front garden and gate access to the rear garden.

To the rear of the property is a stunning private garden, mainly laid to lawn with well stocked borders, raised decked seating area, outside bar, extensive decked seating area leading to a conservatory, outbuilding which could be used as an office or guest bedroom, outside lighting, water tap and power.

## CONSERVATORY

Having UPVC double glazed windows and French doors, tiled flooring and power points.

# 29 THE BAULK





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### ADDITIONAL INFORMATION

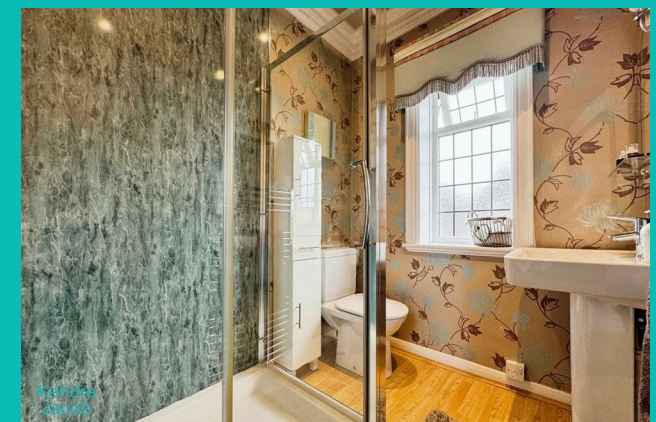
**Local Authority** – BASSETLAW

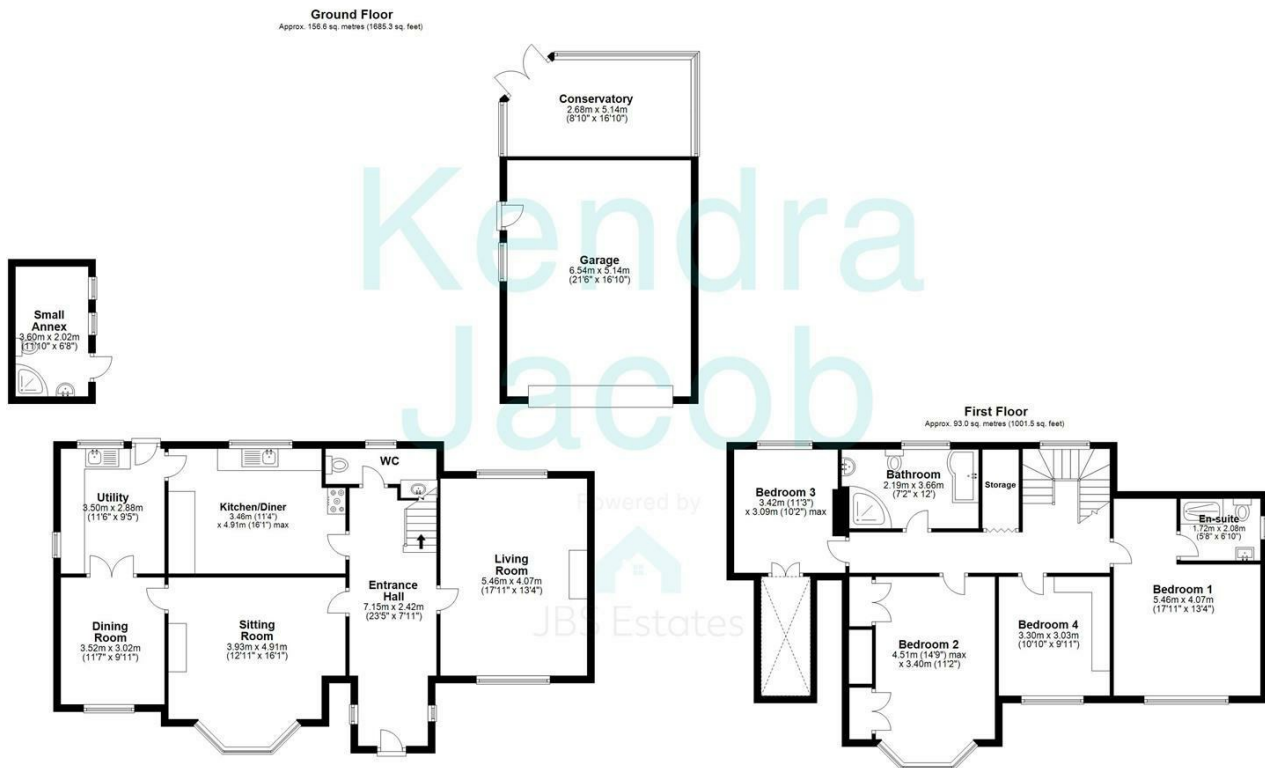
**Council Tax** – Band F

**Viewings** – By Appointment Only

**Floor Area** – sq ft

**Tenure** – Freehold





Total area: approx. 249.6 sq. metres (2686.8 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			
(69-80) C			
(55-68) D		64	70
(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

Kendra Jacob Estate Agents  
Six Oaks Grove  
Retford  
DN220RJ

01909 492 116  
Kendrajacob@jbs-estates.com

Kendra  
Jacob

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JBS Estates