



1 WINTHORPE ROAD

WORKSOP, S81 7SE

£395,000
FREEHOLD

A beautifully presented four bedroom detached family home, located within one of Worksop's prime locations. The property boasts stunning living accommodation finished to an extremely high standard throughout, offering generous yet versatile living accommodation. The accommodation briefly comprises of an hallway with a beautiful staircase rising to the first, downstairs WC, living room with a featured fire place, dining room with patio doors, stunning high quality fitted kitchen living dining room with an assortment of built in appliances and utility room. The first floor sees four generous sized bedrooms, master with en-suite and a luxury four piece family bathroom suite. Outside are beautifully maintained gardens, driveway with parking for several vehicles that lead to the integral double garage. Early viewing is highly recommended.

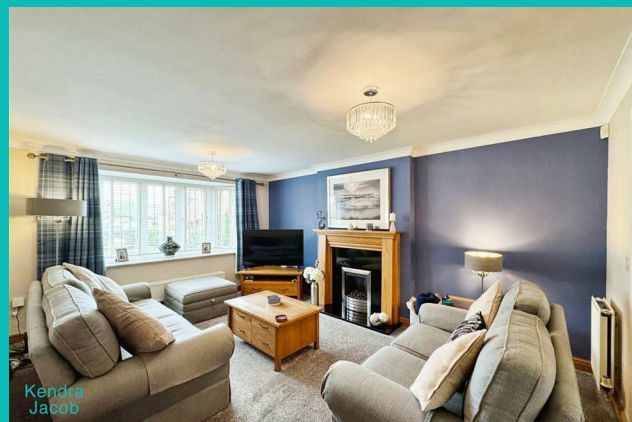
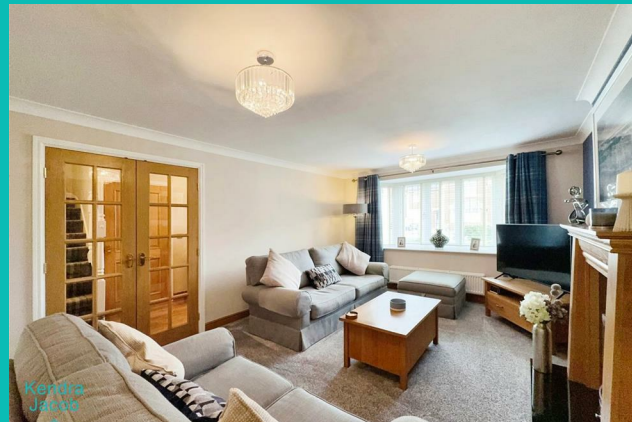
**Kendra
Jacob**

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1 WINTHORPE ROAD

• WELL PRESENTED AND MODERNISED FOUR BEDROOM DETACHED FAMILY HOME • MUCH SOUGHT AFTER LOCATION OF GATEFORD IN WORKSOP • RECENTLY FITTED OPEN PLAN KITCHEN/FAMILY/DINING ROOM • UTILITY ROOM/DOWNSTAIRS WC • TWO RECEPTION ROOMS • FOUR DOUBLE BEDROOMS • LUXURY EN-SUITE SHOWER ROOM & FOUR PIECE FAMILY BATHROOM • SOUTH FACING ENCLOSED REAR GARDEN WITH PATIO SEATING AREAS • DRIVEWAY & INTEGRAL DOUBLE GARAGE • CLOSE TO LOCAL AMENITIES, SCHOOLS AND TRANSPORT LINKS



LOCATION

The property lies in the popular and well served area of Gateford in the popular Nottinghamshire market town of Worksop which is 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. Nearby amenities within walking distance is ASDA and Tesco supermarkets, numerous convenience stores, Gateford Park and St John's C of E primary schools and the popular Outwood Academy. A short car journey takes you into Worksop Town Centre where further secondary schooling and shopping opportunities are widely available.

ENTRANCE HALLWAY

The property is entered via a composite front facing entrance door giving access into the welcoming entrance hallway, coving to the ceiling, central heating radiator, spindle staircase leading to the first floor landing, natural oak wood flooring, doors giving access to the living room, dining room, open plan kitchen, family room and downstairs WC.

LIVING ROOM

An attractive living room, front facing double glazed bow window, coving to the ceiling, two central heating radiators, power points, TV points, double doors giving access to the dining room, the focal point of this room is a beautiful wooden fire surround with marble hearth and inset with a gas coal effect fire.

Dining Room 3.28m x 3.09m A spacious dining room, coving

to the ceiling, central heating radiator, natural oak wood flooring, power points and rear facing UPVC double glazed French doors opening out into the rear garden.

DINING ROOM

A spacious dining room, coving to the ceiling, central heating radiator, natural oak wood flooring, power points and rear facing UPVC double glazed French doors opening out into the rear garden.

OPEN PLAN KITCHEN LIVING DINING ROOM

A recently fitted kitchen comprising of a range of quality wall and base units with complementary work surfaces incorporating a ceramic sink unit with mixer tap, freestanding range style cooker with an electric extractor fan set above, integrated fridge freezer and dishwasher, partly tiled to the walls, downlighting to the ceiling, rear facing UPVC double glazed window and a Karndean tile effect floor covering continuing through into the dining/family area. The dining/family area has side and rear facing UPVC double glazed windows, side facing UPVC double glazed French doors opening out into the paved patio seating area of the garden, two central heating radiators and power points.

UTILITY ROOM

The utility room comprises of base units with complementary work surfaces incorporating a stainless steel sink unit with mixer tap, space and supply for a washing machine and tumble dryer, partly tiled to the walls, Karndean tile effect flooring, wall mounted central heating boiler, central heating radiator, large under stairs storage

cupboard, side facing composite entrance door and a door giving access into the integral double garage.

DOWNSTAIRS WC

Comprising in white of a low flush WC, wall hung hand wash basin with tile splashback, central heating radiator, natural solid oak wood flooring and an electric extractor fan.

FIRST FLOOR LANDING

A gallery style landing, spindle balustrades, central heating radiator, cylinder cupboard, access hatch to the loft space and doors giving access to four double bedrooms and the family bathroom suite.

BEDROOM ONE

A stunning master bedroom, front facing UPVC double glazed window, two central heating radiators, an extensive range of fitted wardrobes with matching drawers and bedside tables, archway giving access to the dressing room and a door giving access into the ensuite shower room.

DRESSING ROOM

The dressing room has a front facing obscure UPVC double glazed window, central heating radiator, power point and matching dressing table with drawers.

EN-SUITE SHOWER ROOM

A quality, recently fitted three-piece shower room comprising of a double walk-in shower unit with a mains fed shower, vanity hand wash basin, low flush WC, fully tiled to the walls, tiled flooring, chrome towel radiator, downlighting to the ceiling and a side facing obscure UPVC double glazed window.

BEDROOM TWO

Front facing UPVC double glazed window, central heating radiator, power points, quality fitted wardrobes to one wall with matching bedside drawers and chest of drawers.

BEDROOM THREE

Having a rear facing UPVC double glazed window, central heating radiator, power points and fitted double

BEDROOM FOUR

A good sized fourth bedroom, rear facing UPVC double glazed windows, central heating radiator, power points and fitted triple wardrobes to one wall.

FAMILY BATHROOM

A luxury four piece bathroom suite in white comprising of a walk-in shower unit with water fall shower, panel bath with central mixer tap, vanity hand wash basin, fully tiled to the walls, tile effect quality floor covering, chrome towel radiator, electric extractor fan and a rear facing obscure UPVC double glazed window.

OUTSIDE

To the front of the property is a good sized garden, mainly laid to lawn with well stocked borders, driveway with parking for several vehicles which in turn leads to the integral double garage.

To the rear of the property is a well maintained south facing landscaped garden, paved patio seating areas, Pergola, steps to a raised lawn, outside lighting, outside water tap and gate access to the front of the property.

GARAGE

1 WINTHORPE ROAD





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ADDITIONAL INFORMATION

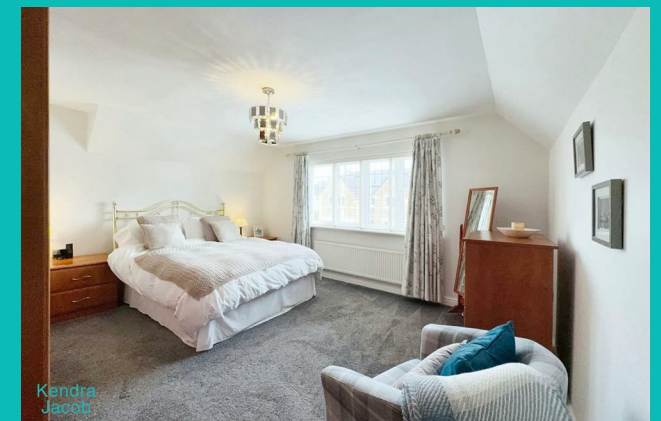
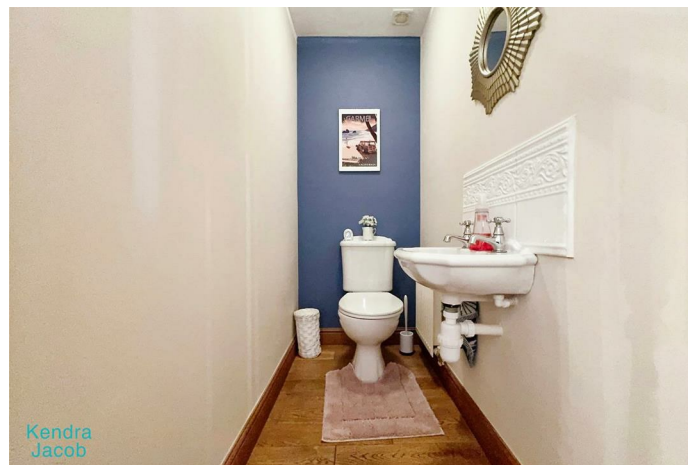
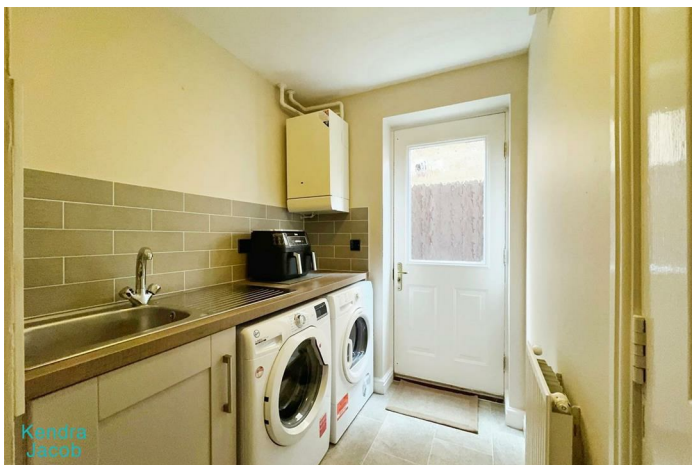
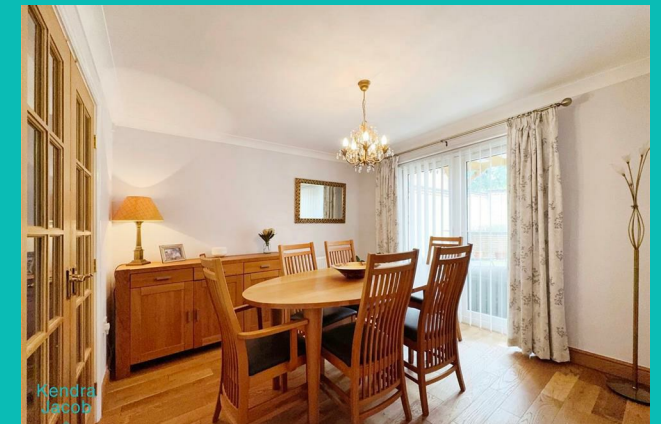
Local Authority – Bassetlaw

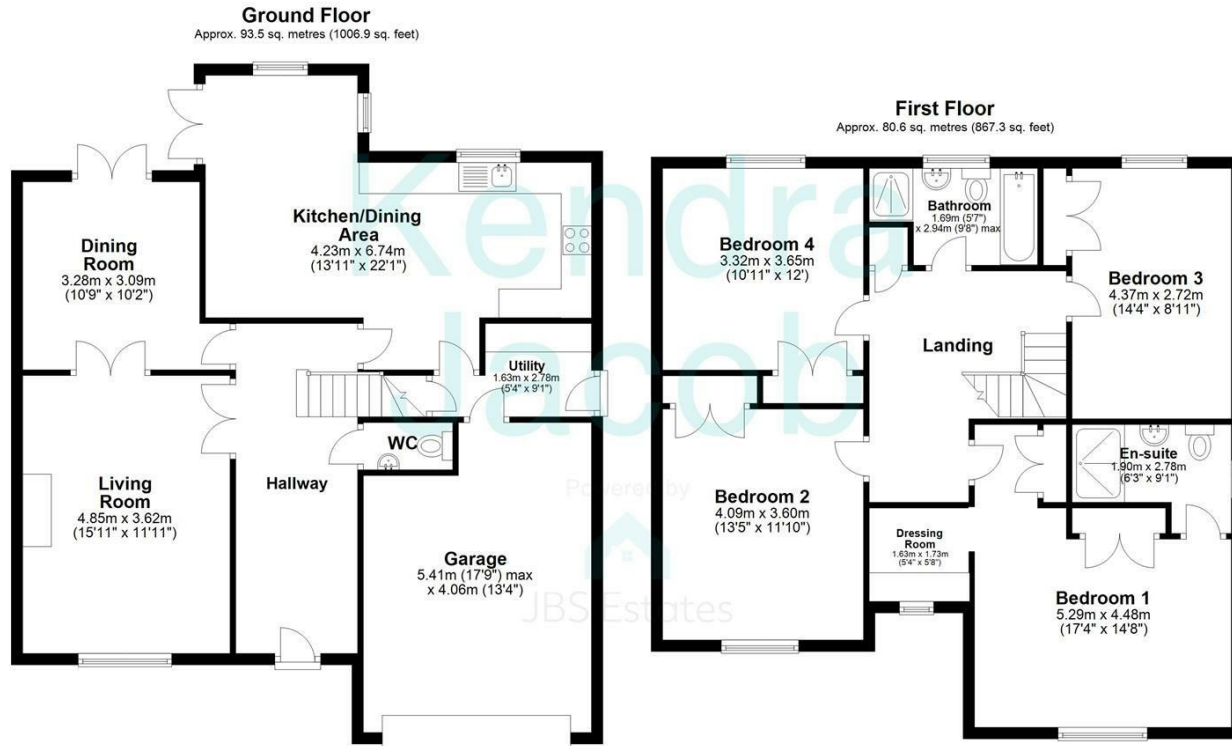
Council Tax – Band E

Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Freehold





Total area: approx. 174.1 sq. metres (1874.2 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			83
(69-80) C		68	
(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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