



## 9 LOW MEADOW ROW WORKSOP, S81 8QT

£385,000  
FREEHOLD

A beautifully presented five bedroom detached family home, located within one of Worksop's prime village 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 staircase rising to the first and second floors, downstairs WC/cloak room, living room with a marble fireplace, dining room with French doors leading to the rear garden, stunning high quality fitted kitchen with an assortment of built in appliances and breakfast bar, The first floor sees four bedrooms, second bedroom with en-suite shower room and family bathroom. The second floor offers a stunning master bedroom with a quality four piece bathroom suite. Externally the property has two driveways with parking for seven vehicles, detached garage and gate access to the private beautifully maintained rear garden. The property also benefits from having beautiful frontal views.

Kendra  
Jacob

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# 9 LOW MEADOW ROW

- FIVE BEDROOM DETACHED FAMILY HOME • STUNNING LIVING ACCOMMODATION • FINISHED TO THE HIGHEST OF STANDARD THROUGHOUT • SPACIOUS RECEPTION ROOMS • IMPRESSIVE BREAKFAST KITCHEN WITH FITTED APPLIANCES • DOWNSTAIRS WC/CLOAKROOM • FIVE BEDROOMS & THREE BATHROOMS • TWO DRIVEWAYS WITH PARKING FOR SEVEN VEHICLES • WELL MAINTAINED GARDENS & DETACHED GARAGE • SUPERB VILLAGE LOCATION



## LOCATION

The property lies in the village of Shireoaks, located near the Nottinghamshire market town of Worksop. The Chesterfield Canal and River Ryton both run through the village and offer excellent countryside walks along with Shireoaks Marina and The Woodlands nature walk. There is a railway station within the village with rail services to Sheffield, Lincoln and Cleethorpes. Current facilities within Shireoaks include St Luke's C of E primary school, cafe, football ground and post office. Shireoaks Hall is a Grade II\* listed 17th-century country house and stands toward the west of this popular village. Worksop is a short journey away where secondary schooling and shopping opportunities are widely available.

## ENTRANCE HALL

Front facing composite entrance door leading into the entrance hallway, well appointed and decorated, coving to the ceiling, central heating radiator, under stair storage cupboard, tiled flooring, staircase rising to the first and second floor and doors given access into the living room, breakfast kitchen and downstairs WC.

## DOWNSTAIRS WC/CLOAKS ROOM

A recently fitted cloak room comprising of a vanity hand wash and low flush WC incorporating a granite surface, tiled flooring, downlighting to the ceiling, central heating radiator and a front facing obscure UPVC double glazed window.

## LIVING ROOM

A well proportioned living room, two front facing UPVC double glazed windows, coving to the ceiling, three central heating radiators, power points, TV point and the focal point of this room is a marble fireplace with an electric coal effect fire.

## DINING ROOM

Having a rear facing UPVC double glazed windows and French doors leading out into the rear garden, coving into the ceiling, central heating radiator, power point and double doors giving access into the living room.

## BREAKFAST KITCHEN

A stunning breakfast kitchen comprising of an extensive range of quality wall and base units with complementary granite work surface incorporating a sink unit with mixer tap, central island with breakfast bar and fitted units with granite work surfaces, freestanding range style cooker with an electric extractor fan set above, space for an American style fridge, integrated appliances including an electric fan assisted oven, warming drawer, double wine fridge, dishwasher and washing machine, partly tiled to the walls, tiled flooring, display unit, wall mounted combination central heating boiler (fitted in 2022) downlighting to the ceiling, USB ports, power points, rear facing UPVC double glazed window and rear facing composite door with a smart pet door.

## FIRST FLOOR LANDING

Has a side facing UPVC double glazed window, coving to the ceiling, central heating radiator and doors giving access into four bedrooms and the family bathroom

## BEDROOM TWO

A beautiful bedroom, rear facing UPVC double glazed window, central heating radiator, power points, TV point and a range of fitted wardrobes to one wall and a door access into the ensuite shower room.

## EN-SUITE SHOWER ROOM

A three piece suite in white comprising of a walk-in shower unit with a main room shower, pedestal hand wash basin,

low flush WC, partly tile to the walls, Karndean floor covering, shaver point, down lighting to the ceiling, central heating radiator, electric extractor fan and a side facing obscure UPVC double glazed window

### **BEDROOM THREE**

A spacious third bedroom, two front facing UPVC double glazed windows, central heating radiator, power points and a range of fitted wardrobes to one wall

### **BEDROOM ROOM FOUR**

A good size fourth bedroom, currently being used as an office, front facing UPVC double glazed window, central heating radiator and power points.

### **BEDROOM FIVE**

Having a rear facing UPVC double glazed window, central heating radiator, power points and TV point.

### **FAMILY BATHROOM**

A three piece suite in white comprising of a panelled bath with a shower mixer tap, pedestal hand wash basin, low flush WC, partly tiled to the walls, tile effect Karndean floor covering, central heating radiator, shaver point, downlighting to the ceiling, electric extractor fan and a side facing obscure UPVC double glazed window

### **SECOND FLOOR LANDING**

A spacious landing, front facing UPVC double glazed window, central heating radiator, spindle balustrades, cylinder cupboard and door giving access to the master bedroom.

### **MASTER BEDROOM**

A generous sized master bedroom, front facing UPVC double glazed window, rear facing window, central heating radiator,

access hatch to the loft space, an extensive range of fitted furniture to one wall, power points, TV point, telephone point and a door giving access into the en-suite bathroom.

### **EN-SUITE BATHROOM**

A modern four piece suite in white comprising of a panelled bath with a shower mixer tap, pedestal hand wash basin, low flush, double walk-in shower unit with a main run shower, partly tiled to the walls, Karndean tile effect floor covering, central heating radiator, electric extractor fan, shaver point and a rear facing velux window

### **OUTSIDE**

To the front of the property is an attractive low maintenance garden and outside lighting.

The property benefits from two driveways with parking for up to seven vehicles, one to the front and one to the side which leads to the detached garage and gate access to the rear of the property

To the rear of the property is an attractive low maintenance garden an extensive paved patio seating area with raised well stocked flowerbeds, two natural ponds with a water feature, raised decked seating areas, space for a hot tub with pagoda, outside lighting, power and water tap.

### **GARAGE**

A single detached garage with an electric remote control roller door, fitted rubber gym flooring, fitted storage units, power and light.

## **9 LOW MEADOW ROW**





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### ADDITIONAL INFORMATION

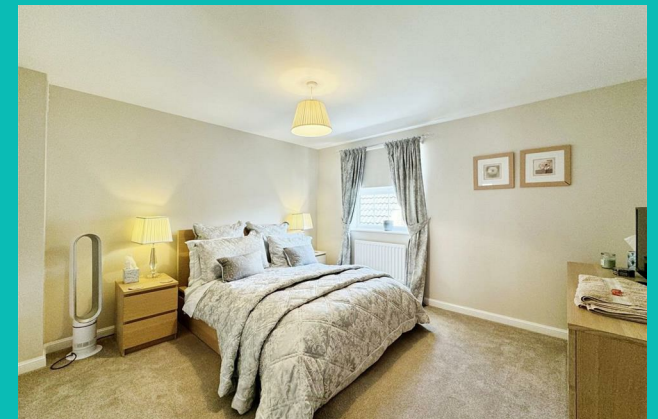
**Local Authority** – Bassetlaw

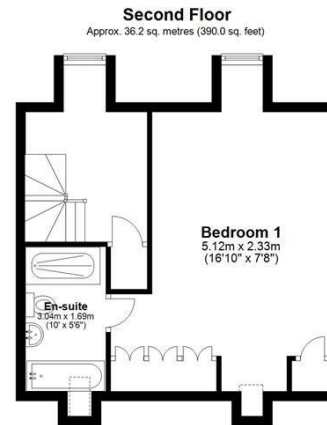
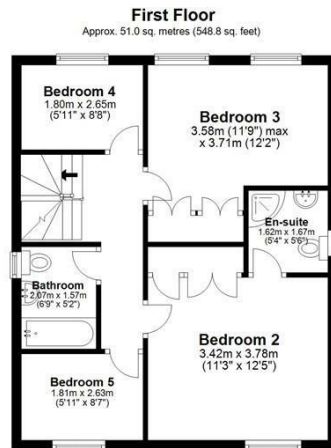
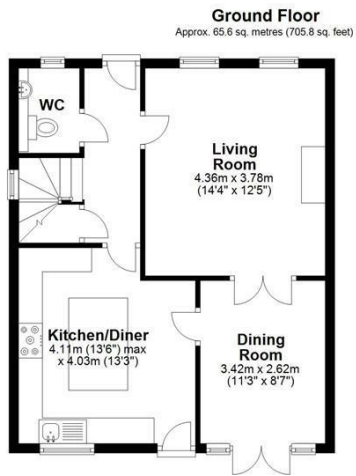
**Council Tax** – Band D

**Viewings** – By Appointment Only

**Floor Area** – sq ft

**Tenure** – Freehold





Total area: approx. 152.8 sq. metres (1644.5 sq. feet)

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



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>87</b>
(81-91) <b>B</b>		<b>75</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>			
<i>Not energy efficient - higher running costs</i>			
<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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