

11 WILLOW DRIVE WORKSOP, S81 8FT

£450,000
FREEHOLD

A beautifully presented five bedroom detached family home, located within the popular village of Shireoaks near Worksop. The property boasts stunning spacious living accommodation finished to a high 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, living room with a feature fire place, open plan kitchen living dining room with bi-folding doors and a utility room. The first floor sees three generous sized bedrooms, master with en-suite shower room and dressing area and a luxury four piece family bathroom. The second floor offers two further bedrooms and a three piece family shower room. Externally the property has an open plan garden, block paved driveway with parking for several vehicles leading to the detached double garage and gate access to the beautifully maintained rear garden with a raised decked seating area.

Kendra
Jacob

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11 WILLOW DRIVE

- STUNNING FIVE BEDROOM DETACHED FAMILY HOME
- IMPRESSIVE OPEN PLAN LIVING KITCHEN DINING ROOM WITH BI-FOLDING DOORS
- ATTRACTIVE LIVING ROOM WITH A FEATURED FIRE PLACE
- DOWNSTAIRS WC AND UTILITY ROOM
- STUDY/PLAY ROOM
- FIVE GENEROUS SIZED BEDROOMS
- MASTER WITH EN-SUITE AND DRESSING AREA
- LUXURY FOUR PIECE BATHROOM SUITE & SHOWER ROOM
- DRIVEWAY & DOUBLE GARAGE
- EXTREMELY SOUGHT AFTER VILLAGE LOCATION OF SHIREOAKS



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 HALLWAY

Having a front facing composite entrance door leading into the entrance hallway, two storage cupboards, tiled flooring, staircase rising to the first and second floor and doors giving access to the downstairs WC, study/playroom and an open kitchen living dining room and living room.

LIVING ROOM

A well proportioned living room, front facing UPVC double glazed window, central heating radiator, power points, TV point and the focal point of this room is an electric featured fireplace.

STUDY/PLAYROOM

Currently being used as a playroom, front facing UPVC double glazed window, central heating radiator and power points.

DOWNSTAIRS WC

Comprising of a low flush WC, wall hung hand wash basin, partly tiled to the walls, tiled flooring, central heating radiator and an electric extractor fan.

OPEN PLAN KITCHEN / LIVING / DINING ROOM

The kitchen has a range of modern wall and base units with complementary work surfaces incorporating a sink unit with mixer tap, integrated appliances including a double electric oven, microwave oven, ceramic hob with an electric extract fan set above, dishwasher and fridge freezer, rear facing UPVC double glazed window, kick board LED lighting, electric extractor fan, downlighting to the ceiling, power points and tile flooring continuing through into the living dining area. The living dining area has rear facing UPVC double glazed square bay window, bi-folding doors leading into the rear garden, two central heating radiators, power points and TV point.

UTILITY ROOM

Wall and base units with complementary work surfaces incorporating a stainless steel sink unit with mixer tap, space for freestanding washing machine and tumble dryer, wall mounted combination central heating boiler which is set behind matching cupboard fronts, tiled flooring, central heating radiator, downlighting to the ceiling, electric extractor fan and side facing UPVC double glazed window.

FIRST FLOOR LANDING

A spacious landing, UPVC double glazed window, central heating radiator and a staircase leading to the second floor.

MASTER BEDROOM

A spacious bedroom, front facing UPVC double glazed window, central heating radiator, storage cupboard, dressing area with an extensive range of quality fitted wardrobes, central heating radiator, rear facing UPVC double glazed window and a door giving access into the ensuite shower room.

EN-SUITE SHOWER ROOM

A three piece suite in white comprising of double walk in shower unit with a mains run waterfall shower, hand wash basin, low flush WC, partly tiled to the walls, tiled flooring, chrome towel radiator, downlighting to the ceiling, electric extractor fan, shaver point and UPVC double glazed window.

BEDROOM FOUR

Having a front facing UPVC double glazed window, central heating radiator, air conditioning unit and power points.

BEDROOM FIVE

A fifth double bedroom, rear facing UPVC double glazed window, central heating radiator, power points and quality fitted wardrobes to one wall.

FAMILY BATHROOM

A luxury four piece suite in white comprising of a panelled bath, double walk in shower unit with a mains run shower, wall hung hand wash basin, low flush WC, partly tiled to the walls, tiled flooring, central heating radiator, electric extractor fan and a rear facing obscure UPVC double glazed window.

SECOND FLOOR LANDING

Having door giving access to two bedrooms and a family shower room.

BEDROOM TWO

A spacious second bedroom, front facing UPVC double glazed window, central heating radiator, air conditioning unit and power points.

BEDROOM THREE

Front facing UPVC double glazed window, central heating radiator, bespoke quality fitted wardrobes to one wall, power points and TV point

FAMILY SHOWER ROOM

A three piece suite in white comprising of a walk in shower unit with a mains run shower, wall hung hand wash basin, low flush WC, partly tiled to the walls, tiled flooring, chrome towel radiator, electric extractor fan and a rear facing velux window.

OUTSIDE

To the front of the property is a low maintenance open plan garden, driveway with parking for several vehicles which in turn leads to the detached double garage and gate access to the rear of the property.

To the rear of the property is a good size garden, mainly laid to lawn, raised deck seating area and outside lighting.

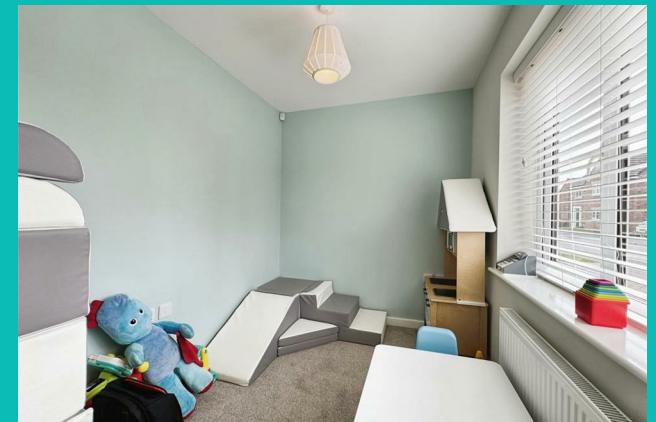
DOUBLE GARAGE

A double garage with two up and over doors power and light.

AGENTS NOTE

The property benefits from aircon units in two bedrooms, a CCTV system and six years left of NHBC warranty.

11 WILLOW DRIVE





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ADDITIONAL INFORMATION

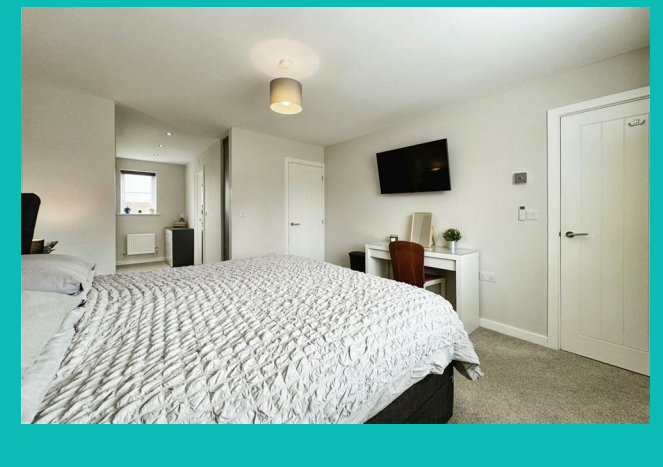
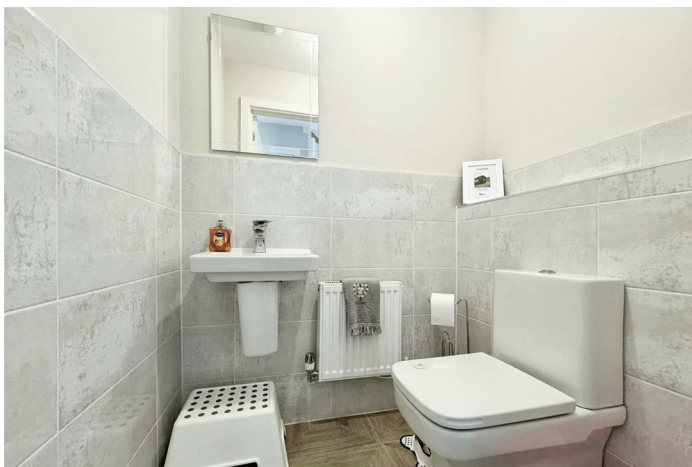
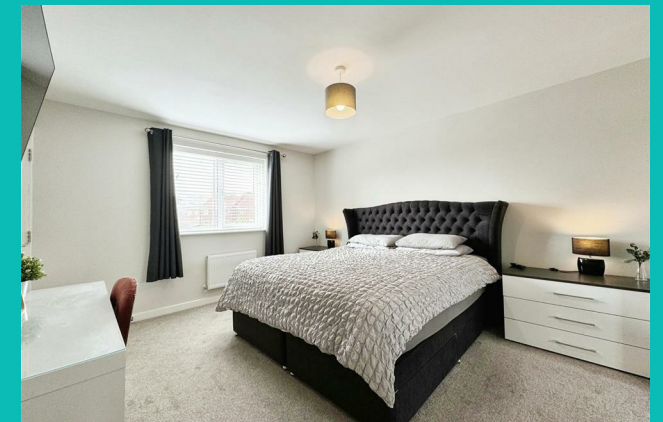
Local Authority – Bassetlaw

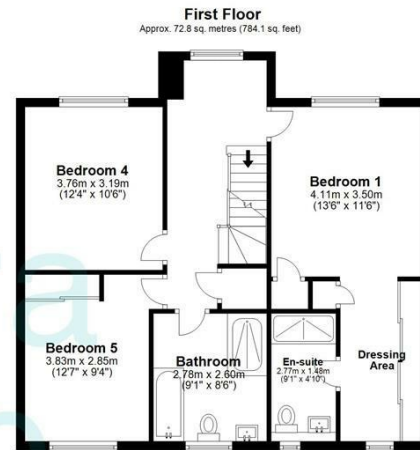
Council Tax – Band E

Viewings – By Appointment Only

Floor Area – 2538.80 sq ft

Tenure – Freehold





Total area: approx. 235.1 sq. metres (2530.7 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		86	91
(81-91) B			
(69-80) C			
(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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