

Kendra  
Jacob

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## 53 THIEVESDALE LANE WORKSOP

£500,000  
FREEHOLD

Only by viewing this beautifully presented extended four bedroom detached family home can the standard of fixtures and fittings be appreciated. Situated in a very much sought after location, close to local schools, amenities, Kilton golf course, A1 and M1 motorway links. The property has gone through extensive refurbishment by the current vendors offering pur luxury throughout. In brief the property comprises of a welcoming entrance hallway, stunning kitchen diner, living room, snug/fifth bedroom, entertainment room and downstairs WC. On the first floor are four well proportioned bedrooms, en-suite bathroom suite and a luxury six piece bathroom suite. Outside is an enclosed front garden and gated access to a beautiful rear garden with a porcelain paved seating area. There are wrought iron gates leading to the oversized double garage with WC. Early viewing is highly recommended.



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• STUNNING EXTENDED 4 BEDROOM DETACHED FAMILY HOME • QUALITY OPEN PLAN KITCHEN/DINING ROOM WITH FITTED APPLIANCES

## LOCATION

The property enjoys frontage on to Thievesdale Lane, 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 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. St Augustine's Academy, Morrison's supermarket and the nearby Co-op provide local amenities with countryside walks and the popular Kilton Forest golf club 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

## ENTRANCE HALLWAY

A front facing composite entrance door gives access into the welcoming entrance hallway, coving to the ceiling, cast iron central heating radiator, tiled flooring, spindle staircase leading to the first floor landing, under stairs storage cupboard and doors giving access to the living room, open plan kitchen/diner and a large storage cupboard.



## LIVING ROOM

A modern well-proportioned living room, being beautifully appointed and decorated, front facing UPVC double glazed bay window, coving to the ceiling, cast iron central heating radiator, power points and TV point

## OPEN PLAN KITCHEN DINER

A recently fitted high-quality kitchen comprising of an extensive range of wall and base units with quartz work-surfaces incorporating a ceramic sink unit with mixer tap, fitted appliances including a fridge freezer, microwave, dishwasher and washing machine, freestanding range of style cooker with an electric extractor fan set above, a stunning central island with quartz, work surface, breakfast, bar, wine cooler and fitted units, downlighting to the ceiling, modern vertical central heating radiators, rear facing UPVC double glazed window, power points and tiled flooring continuing through into the dining room. The dining room has downlighting to the ceiling, power points, TV point and rear facing aluminium bifold doors leading out into the beautiful, porcelain paved patio seating area of the garden.

## SNUG

An attractive room which could also be used as a fifth bedroom. Front facing UPVC double glazed bay window, coving to the



• FOUR RECEPTION ROOMS • ENTERTAINMENT ROOM WITH WC • SNUG WHICH COULD BE A FIFTH BEDROOM • 4 WELL PROPORTIONED BEDROOMS

ceiling, downlighting to the ceiling, cast-iron central heating radiator, wood panelling to the walls, storage cupboard, power points and TV point.

## ENTERTAINMENT ROOM

A generously sized entertainment room, this is a multipurpose room which could also be used as a gym, playroom or office space. Side facing UPVC double glazed bi-folding doors leading out into the porcelain paved patio seating area of the garden, vaulted ceiling, downlighting to the ceiling, two central heating radiators, laminated wood flooring, bespoke fitted wall and base units with complimentary work surfaces for extra storage, power points, side facing UPVC double glazed window and entrance door and a door giving access to the downstairs WC.

## DOWNSTAIRS WC

Comprising of a low flush WC, vanity hand wash basin, fully tiled to the walls, tiled flooring, central heating radiator, downlighting to the ceiling, electric extractor fan and a side facing UPVC double glazed window.

## FIRST FLOOR LANDING

Feature front facing UPVC double glazed window, two cast-iron central heating radiators, large storage cupboard, downlighting to the ceiling, coving to the ceiling, doors giving access to 4

bedrooms and a family bathroom, access hatch to the loft space with loft ladder. The loft has a light and is partly boarded.

## MASTER BEDROOM

An attractive bedroom, rear facing UPVC double glazed window, coving to the ceiling, modern central heating radiator, power points and a door giving access to the en-suite bathroom.

## EN-SUITE BATHROOM

A quality suite in white comprising of a panelled bath with wall mounted shower, mixer tap, vanity hand wash basin, low flush WC, partly tiled to the walls, tiled flooring, downlighting to the ceiling, modern vertical central heating radiator and a rear facing UPVC double glazed window.

## BEDROOM TWO

A good sized second bedroom, rear facing UPVC double glazed window, coving to the ceiling, cast-iron central heating radiator, power points, TV point and an extensive range of fitted furniture to one wall.

## BEDROOM THREE

A third double bedroom, front facing UPVC double glazed bay window, central heating radiator, power points and TV point.



- EN-SUITE BATHROOM SUITE • LUXURY 6 PIECE BATHROOM SUITE • LANDSCAPED GARDEN WITH PORCELAIN PAVED SEATING AREA • OVERSIZED DOUBLE GARAGE WITH WC

## **BEDROOM FOUR**

A good sized fourth bedroom, front facing UPVC double glazed window, modern central heating radiator, coving to the ceiling and power points.

## **FAMILY BATHROOM**

A luxury six piece bathroom suite comprising of a sunken bath, double walk-in shower unit, his and hers wall hung hand wash basins, bidet, fully tiled to the walls, tiled flooring, modern vertical central heating radiators, downlighting to the ceiling, side facing obscure UPVC double glazed window and an electric extractor

## **OUTSIDE**

To the front of the property is a walled enclosed garden, mainly laid to lawn with well stocked borders, outside lighting and access to the

rear of the property.

To the rear of the property is a larger than average garden, recently laid porcelain paved patio, seating area with feature wall, lawn, outside lighting, outside water tap and outside electric power points. To the side of the property are double wrought iron double gates giving access to the drive and over sized detached double garage

## **DOUBLE GARAGE**

An over sized double garage with an electric door, side entrance door, power, light, plumbing and is fitted with a WC and hand wash basin.



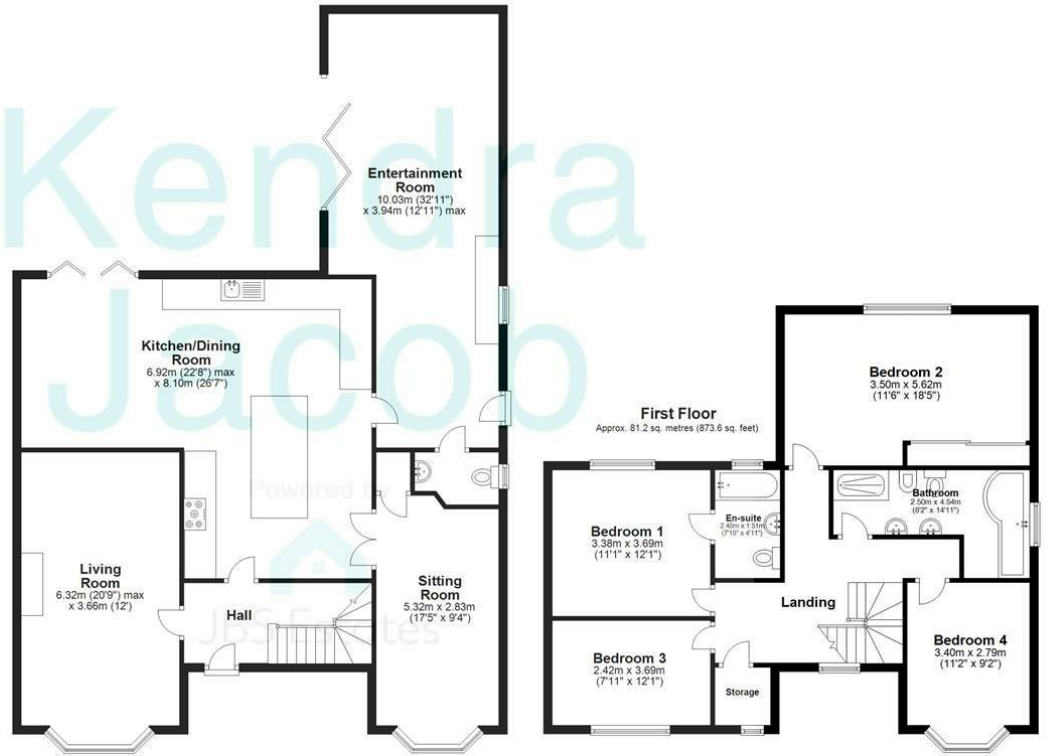
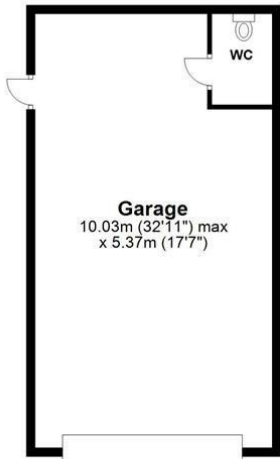


## Additional Information

**Local Authority** -  
**Council Tax** - Band E  
**Viewings** - By Appointment Only

**Floor Area** - sq ft  
**Tenure** - Freehold

**Ground Floor**  
Approx. 219.9 sq. metres (2367.1 sq. feet)



Total area: approx. 301.1 sq. metres (3240.7 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	72
(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

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