



27 CEDAR DRIVE WORKSOP, S81 8GJ

£370,000
FREEHOLD

A beautifully presented four/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 floor, attractive sitting room with a square bay window, open plan kitchen living dining room with bi-folding doors, utility room, downstairs WC and a garage conversion used as a fifth bedroom. The first floor sees four generous sized bedrooms, master with en-suite shower room and a luxury four piece family bathroom. Externally the property has an open plan garden, block paved driveway with parking for two vehicles leading to the part garage and gate access to the beautifully maintained rear garden with a paved patio seating area.

Kendra
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27 CEDAR DRIVE

- STUNNING FOUR/FIVE BEDROOM DETACHED FAMILY HOME
- IMPRESSIVE OPEN PLAN LIVING KITCHEN DINING ROOM WITH BI-FOLDING DOORS
- UTILITY ROOM/DOWNSTAIRS WC
- DOWNSTAIRS 5TH BEDROOM/GARAGE CONVERSION
- ATTRACTIVE SITTING ROOM WITH A SQUARE BAY WINDOW
- WELL PROPORTIONED BEDROOMS
- MASTER WITH LUXURY EN-SUITE
- FOUR PIECE BATHROOM SUITE
- ATTRACTIVE GARDENS, DRIVEWAY AND PART GARAGE, USED AS STORAGE
- 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 welcoming entrance hallway, central heating radiator, spindle staircase leading into the first floor landing, tiled flooring and doors giving access into the sitting room and open plan kitchen living dining room.

SITTING ROOM

A attractive, well proportioned sitting room, front facing UPVC double glazed square bay windows, two central heating radiators, power points and TV point.

OPEN PLAN LIVING KITCHEN DINING ROOM

A stunning open kitchen living dining room, the kitchen has a range of wall and base units with complimentary surfaces incorporating a stainless steel sink unit with mixer tap, fitted electric double oven, fitted microwave oven, five

ring gas hob with an electric extractor fan set above and integrated dishwasher, rear facing UPVC double glazed window, downlighting to the ceiling, power points and tiled flooring continuing through into the dining and living room. The dining room living area has rear facing UPVC double glazed bi-folding doors leading out into the rear garden, glass sky light, two central heating radiators, storage cupboard, downlighting to the ceiling, power points, TV point and doors giving access into the garage conversion/fifth bedroom and utility room.

UTILITY ROOM

Having base units with complementary work surfaces incorporating a stainless steel sink unit with mixer tap, space for freestanding appliances, wall mounted combination central heating boiler which is set behind matching cupboard fronts, side facing UPVC double glazed entrance door, rear facing UPVC double glazed window, tiled flooring, power points a and door giving access to the downstairs WC.

DOWNSTAIRS WC

Comprising of a low flush WC, wall hand wash basin, partly tiled to the walls, tiled flooring, central heating radiator, side facing UPVC double glazed window.

DOWNSTAIRS FIFTH BEDROOM/GARAGE CONVERSION

Currently being used as a fifth bedroom, it could be used as a playroom or office, side facing UPVC double glazed window and power points.

FIRST FLOOR LANDING

Having access hatch to the loft space, sun tunnel sky light, cylinder cupboard, storage cupboard and doors giving access to four bedrooms and the family bathroom.

BEDROOM ONE

A beautiful, spacious master bedroom, front facing UPVC double glazed square bay window, central heating radiator, power points, TV point and a door giving access into the ensuite shower room.

EN-SUITE SHOWER ROOM

A luxury ensuite comprising of a double walk-in shower unit with a mains run waterfall shower and glass shower screen, wall hung hand wash basin, low flush WC, partly tiled to the walls, tiled flooring, downlighting to the ceiling, towel radiator, electric extractor fan and a front facing obscure UPVC double glazed window.

BEDROOM TWO

A generous sized second bedroom, front facing UPVC double glazed window, central heating radiator and power points.

BEDROOM THREE

A good sized third double bedroom, rear facing UPVC double glazed window, central heating radiator and power points.

BEDROOM FOUR

A fourth double bedroom, rear facing UPVC double glazed window, central heating radiator and power points.

FAMILY BATHROOM SUITE

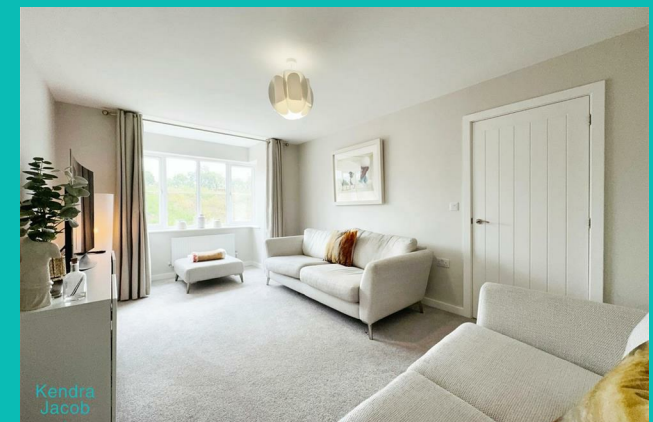
A four piece suite in white comprising of a panelled bath, walk-in shower unit with a mains run shower, wall hung hand wash basin, low flush WC, partly tiled to the walls, tiled flooring, downlighting to the ceiling, towel radiator, shaver point and a rear facing obscure UPVC double glazed window.

OUTSIDE

To the front of the property is an open plan garden, block paved driveway with parking for two vehicles leading to a part garage used as storage and gate access to the enclosed rear garden.

To the rear of the property is an attractive, private enclosed garden, paved patio seating area, mainly laid to lawn, outside lighting and water tap

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ADDITIONAL INFORMATION

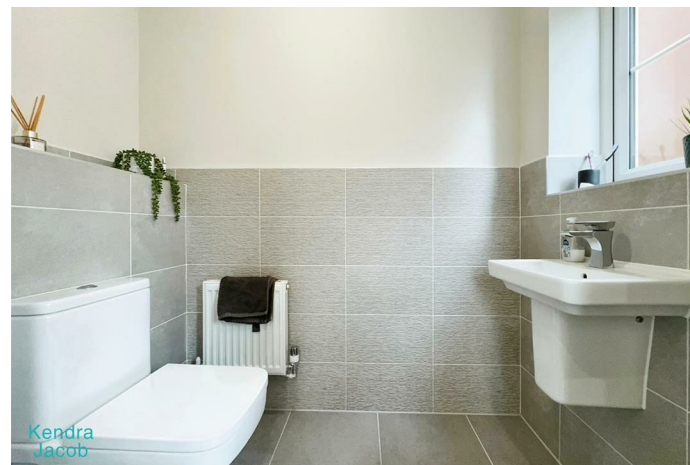
Local Authority – Bassetlaw

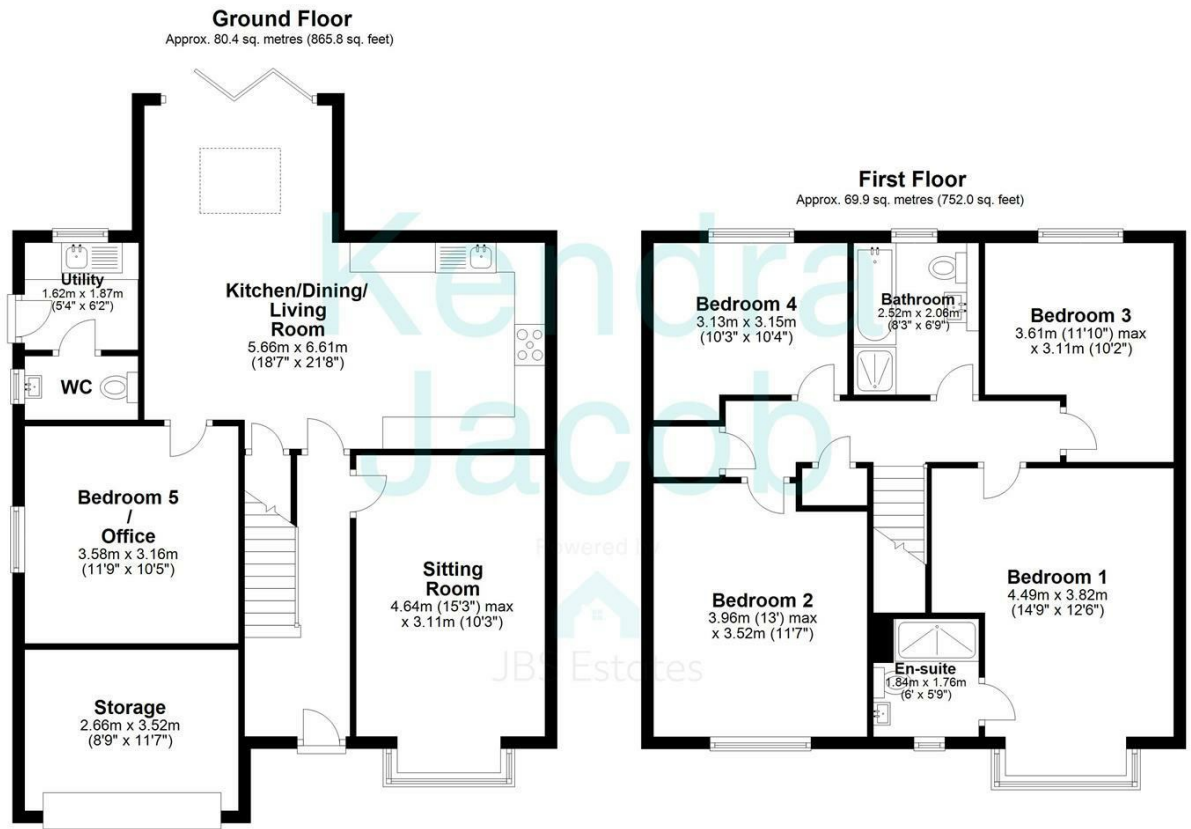
Council Tax – Band D

Viewings – By Appointment Only

Floor Area – 1617.80 sq ft

Tenure – Freehold





Total area: approx. 150.3 sq. metres (1617.8 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			92
(81-91) B		85	
(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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