

## 69 BLYTH ROAD WORKSOP, S81 0JR

£435,000  
FREEHOLD

A beautifully presented four bedroom detached family home, located within one of Worksop's prime locations. The property boasts immaculate living accommodation finished to a high standard throughout, offering generous yet versatile living accommodation. The accommodation briefly comprises of an entrance porch, hallway with a beautiful staircase rising to the first floor, generous sized open plan living dining room, orangery extension, quality fitted breakfast kitchen with an assortment of fitted appliances, utility room and downstairs WC. The first floor sees four generous sized bedrooms and a luxury four piece family bathroom suite. Outside is a larger than average front garden, driveway leading to a double garage and gate access to a stunning private enclosed rear garden.

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# 69 BLYTH ROAD

- INDIVIDUAL FOUR BEDROOM DETACHED FAMILY HOME
- BEAUTIFULLY PRESENTED THROUGHOUT
- SPACIOUS AND VERSATILE LIVING ACCOMMODATION
- OPEN PLAN LOUNGE DINER
- QUALITY KITCHEN WITH AN ASSORTMENT OF FITTED APPLIANCES
- DOWNSTAIRS WC/UTILITY ROOM
- ORANGERY EXTENSION
- FOUR WELL PROPORTIONED BEDROOMS/LUXURY 4 PIECE BATHROOM SUITE
- STUNNING PRIVATE GARDENS, DOUBLE GARAGE & LONG DRIVEWAY
- SITUATED IN ONE WORKSOP'S PRIME LOCATIONS CLOSE TO LOCAL SCHOOLS & AMENITIES



## ENTRANCE PORCH

Front facing entrance door leading into the porch, cloaks cupboard, Australian tropical hardwood Jarrah flooring and a step up to the entrance hallway.

## ENTRANCE HALLWAY

West African mahogany staircase into the first floor landing, double doors giving access into the open plan living dining room and doors giving access to the downstairs WC and breakfast kitchen.

## DOWNSTAIRS WC

A white of a low flush WC, vanity hand wash basin and a side facing obscure UPVC double glazed window.

## BREAKFAST KITCHEN

A quality range of solid oak wall and base units with complementary work surfaces incorporating a sink unit with mixer tap, display unit, fitted electric double oven, five ring gas hob with an electric extractor fan set above, integrated appliances including a dishwasher, fridge and freezer, partly tiled to the walls, tile effect Amtico floor covering, power points, rear facing UPVC double glazed window and a door giving access into the utility room.

## UTILITY ROOM

A range of wall and base units with work surfaces incorporating a stainless steel sink unit with mixer tap, partly tiled to the walls, tiled flooring, plumbing for the washing machine, central heating boiler, set behind matching cupboard fronts, power points, rear facing UPVC double glazed window and a side facing door leading out into the rear garden.

## LIVING ROOM

An attractive living room, front facing double glazed window, coving to the ceiling, central heating radiator, wall lighting, power points, TV point and the focal point of this room is a gas powered log burning effect inset fire.

## DINING ROOM

Dining room, Australian tropical hardwood Jarrah flooring, coving to the ceiling, central heating radiator and patio doors giving access into the orangery extension.

## ORANGERY EXTENTION

Having rear and side facing UPVC double glazed windows, side facing French doors opening out into the garden, glass lantern roof, laminated wood flooring, downlighting to the ceiling, modern vertical central heating radiator and power points

## FIRST FLOOR LANDING

Side facing double glazed window, central heating radiator, cylinder cupboard with storage space, access hatch to the loft space and doors giving access to four bedrooms and the family bathroom suite.

## BEDROOM ONE

A generous sized master bedroom, front facing wooden double glazed window, central heating radiator, downlighting into the ceiling, power points and an extensive range of quality fitted furniture.

## BEDROOM TWO

A spacious second bedroom, rear facing UPVC double glazed window, wall lighting, central heating radiator and power points.

### BEDROOM THREE

Double bedroom, front facing wooden double glazed window, central heating radiator, wall lighting, over stair storage cupboard and power points

### BEDROOM FOUR

Bedroom 4, could be used as an office, rear facing UPVC double glazed window, central heating radiator and power points

### FAMILY BATHROOM

A luxury four piece suite in white comprising of an oversized panelled bath, walk in shower unit with a main room shower, pedestal hand wash basin, low flush WC, fully tiled to the walls, tile effect floor covering, central heating radiator, towel radiator, downlighting to the ceiling, electric extractor fan and a rear facing obscure UPVC double glazed window.

### OUTSIDE

The front of the property is larger than average garden, mainly to lawn with well stocked borders, long driveway with parking for several vehicles which in turn leads to the double garage.

To the rear of the property is a stunning private enclosed garden, extensive paved patio seating area, mainly to lawn with well stocked borders, outside lighting and outside water tap,

### GARAGE

A double garage with up and over door, power, light and rear facing composite double glazed entrance door leading into the rear garden.

### AGENTS NOTE

This property was built for the current owners in 1974 by a local builder.

The timber flooring in the hallway and the dining room is Australian tropical hardwood, very durable and with a fire rating of class B

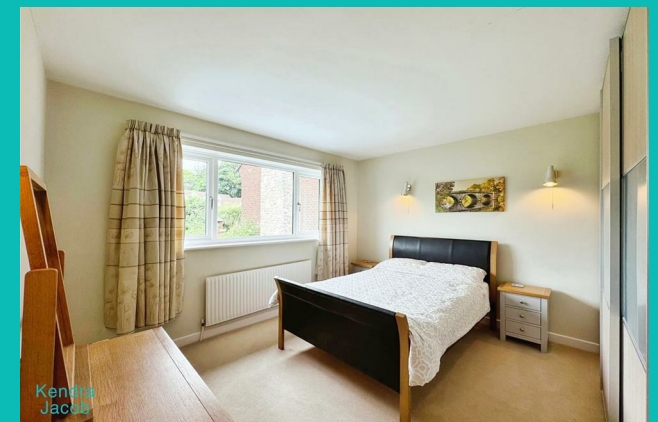
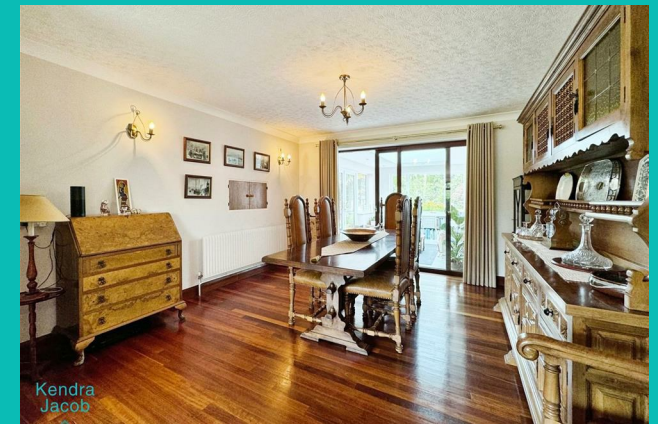
The staircase is west African mahogany.

The outer garage wall was built with the intention of building a second story above.

A new roof was completed in 2021.

All mains sewage were relined five years ago.

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## ADDITIONAL INFORMATION

**Local Authority** – Bassetlaw

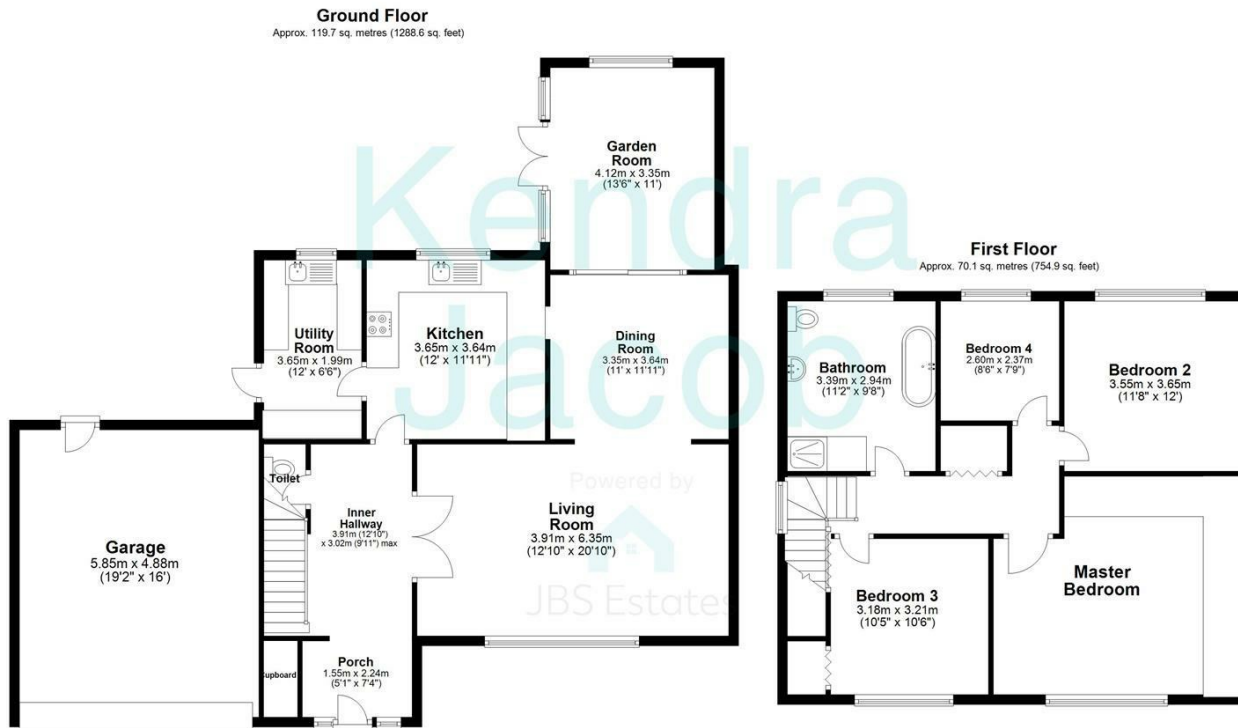
**Council Tax** – Band E

**Viewings** – By Appointment Only

**Floor Area** – sq ft

**Tenure** – Freehold





Total area: approx. 189.8 sq. metres (2043.5 sq. feet)  
Illustration for identification purposes only. Measurements are approximate, not to scale.  
Plan produced using PlanItUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</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>		
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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