



34 A HIGHLAND GROVE WORKSOP, S81 0JN

£695,000
FREEHOLD

This elegant and spacious five bedroom self built detached property boasts a welcoming entrance porch leading to a large hallway, featuring ceramic tiled flooring and a modern staircase. The home offers a contemporary living room with a bay window and media wall a formal dining room, and a utility room with ample storage. The highlight is the stunning open-plan kitchen/living/dining room, equipped with top-of-the-line appliances, an island, and bifold doors opening to the rear garden.

Upstairs, the first floor includes four well-appointed bedrooms, two with ensuite shower rooms, and a family bathroom. The second floor houses the luxurious master suite, featuring a walk-in wardrobe, an ensuite bathroom, and a private balcony. The property is complemented by a front walled garden, an extensive driveway, and a beautifully maintained rear garden with a patio area, summer house, perfect for outdoor entertaining.

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34 A HIGHLAND GROVE

• SPACIOUS FIVE BEDROOM THREE STOREY DETACHED FAMILY HOME • SITUATED IN ONE OF WORKSOP'S PRIME LOCATIONS • SPACIOUS ENTRANCE HALLWAY WITH TILED FLOORING & MODERN STAIRCASE • CONTEMPORARY LIVING ROOM WITH BAY WINDOW FEATURE CINEMA WALL & UNDER FLOOR HEATING • STUNNING OPEN PLAN KITCHEN/LIVING DINING ROOM WITH HIGH END APPLIANCES, ISLAND SEATING, & BI-FOLD DOORS • FORMAL DINING ROOM WITH UNDER FLOOR HEATING • FOUR WELL APPOINTED BEDROOMS & TWO EN-SUITES- FAMILY BATHROOM • LUXURIOUS MASTER SUITE WALK-IN WARDROBE & BALCONY • WELL MAINTAINED REAR GARDEN WITH PATIO & VERSATILE SUMMER HOUSE • EXTENSIVE DRIVEWAY WITH GATED ACCESS



ENTRANCE PORCH

Upon entering through the front-facing door, you are welcomed into the entrance porch, which leads to the spacious hallway. This area features downlighting to the ceiling, ceramic tiled flooring with underfloor heating a modern glass staircase to the first-floor landing, and doors providing access to the living room, dining room, utility room, downstairs WC, and the stunning open-plan kitchen/living/dining room.

LIVING ROOM

A contemporary space with a front-facing UPVC double-glazed bay window, a featured cinema wall with a log effect burning fire, ceramic tiled flooring with underfloor heating, power points, and a TV point.

DINING ROOM

Featuring a front-facing UPVC double-glazed window, power points, and ceramic tiled flooring with underfloor heating.

UTILITY ROOM

Equipped with a range of wall and base units with complementary work surfaces, a sink unit with a mixer tap, and a wall-mounted central heating boiler concealed behind matching cupboard fronts. The room has tiled flooring with underfloor heating, power points, and a storage cupboard.

DOWNSTAIRS WC

This room comprises a vanity hand wash basin with tiled splashback, a low flush WC, downlighting to the ceiling, electric extractor fan, and ceramic tile flooring with underfloor heating.

OPEN PLAN KITCHEN LIVING DINING ROOM

This stunning kitchen features a modern range of wall and base units with complementary work surfaces, a sink unit with a mixer tap, an induction hob with an electric extractor in the island (which includes seating for two), two fitted electric ovens, a fitted microwave, a fridge freezer, and a wine fridge. The room is illuminated by downlights in the ceiling, with two sets of bifold doors leading into the rear garden. It has ceramic tile flooring

with underfloor heating and a wonderful feature media wall with a log burning effect fire.

FIRST FLOOR LANDING

The landing has a staircase leading to the second-floor landing, a central heating radiator, a storage cupboard, and doors giving access to four bedrooms and the family bathroom.

BEDROOM TWO

A spacious double bedroom with a rear-facing UPVC double-glazed window, central heating radiator, downlighting in the ceiling, power points, a TV point, and a door leading to a dressing room;-

Featuring downlighting in the ceiling, a skylight, a central heating radiator, power points, and a door leading to the ensuite shower room.

EN-SUITE SHOWER ROOM TWO

This modern four-piece suite includes a double shower unit with a rainfall shower, a vanity hand wash basin, a low flush WC, part-tiled walls, tiled flooring, a chrome towel radiator, an electric extractor fan, downlighting in the ceiling, and a side-facing obscure UPVC double-glazed window.

BEDROOM THREE

A double bedroom with a rear-facing UPVC double-glazed window, central heating radiator, downlighting in the ceiling, fitted double wardrobes, power points, and a door leading to the third ensuite shower room.

EN-SUITE SHOWER ROOM THREE

This ensuite features a three-piece suite comprising a double shower unit with a rainfall shower, a vanity hand wash basin, a low flush WC, part-tiled walls, tiled flooring, an electric extractor fan, downlighting in the ceiling, a skylight, and a chrome towel radiator.

BEDROOM FOUR

This bedroom includes two front-facing UPVC double-glazed

windows, a central heating radiator, downlighting in the ceiling, fitted double wardrobes, and power points.

BEDROOM FIVE

With a front-facing UPVC double-glazed window, a central heating radiator, fitted double wardrobes, downlighting in the ceiling, and power points.

FAMILY BATHROOM

A three-piece suite in white comprising a panel bath with a shower and screen, a vanity hand wash basin, a low flush WC, an electric extractor fan, downlighting in the ceiling, a skylight, part-tiled walls, tiled flooring, and a chrome towel radiator.

SECOND FLOOR LANDING

Featuring a modern glass staircase leading to the third floor, with a door providing access to the master bedroom.

MASTER BEDROOM

This spacious bedroom includes a front-facing UPVC double-glazed window and a rear-facing UPVC double-glazed door leading onto a balcony with glass balustrades. It features fitted double wardrobes, two central heating radiators, an air-conditioning unit, downlighting in the ceiling, power points, a TV point, a door leading to the ensuite bathroom, and access to the walk-in wardrobe;-

The walk-in wardrobe features a rear-facing UPVC double-glazed window, downlighting in the ceiling, fitted hanging rails, and a central heating radiator.

MASTER EN-SUITE BATHROOM

This luxurious five-piece suite includes a freestanding bath with a tap and shower attachment, a walk-in shower with a rainfall showerhead, his and hers vanity hand wash basins, a low flush WC, part-tiled walls, tiled flooring, a side-facing UPVC double-glazed window, downlighting in the ceiling, an electric extractor fan, and a chrome towel radiator.

OUTSIDE

The front of the property features a walled garden with double

wooden gates (wiring for electric if required) leading to an extensive driveway, car charging point and gate access to the rear. The rear of the property boasts a well-maintained, enclosed garden with an extensive patio seating area, outdoor lighting, water, and power.

SUMMER HOUSE

This fantastic summer house offers versatile use as a bar, guest room, or functional space, featuring:

Interior Features:

- Base Units & Work Surfaces: Includes base units with work surfaces and a sink unit with a mixer tap for food preparation or bar service.
- Patio Doors: UPVC double-glazed sliding patio doors for easy outdoor access.
- Electricals: Equipped with power points for appliances and devices.
- Shower Room: Includes a walk-in shower with mermaid style splash backs, low-flush toilet, vanity hand wash basin and electric extractor fan.

Exterior Features:

- Covered Area: Enhances usability in various weather conditions.
- Outdoor Tap
- Power Supply: Outdoor power points for lighting and appliances with provision for a hot tub.
- Downlighting: Creates a pleasant evening ambiance.

This setup is ideal for guests, entertaining, or enjoying a comfortable outdoor living space.

AGENTS NOTE

The property is fitted with CCTV

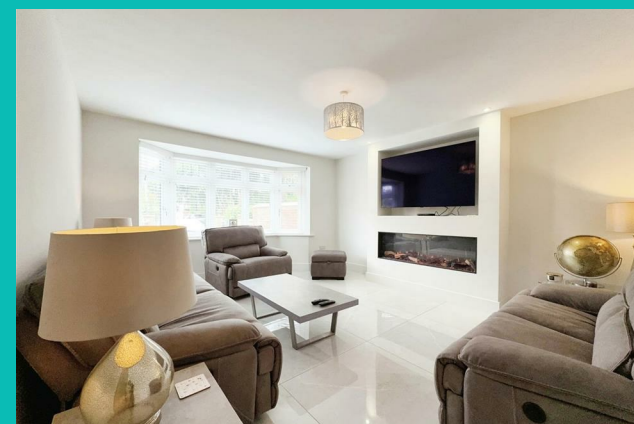
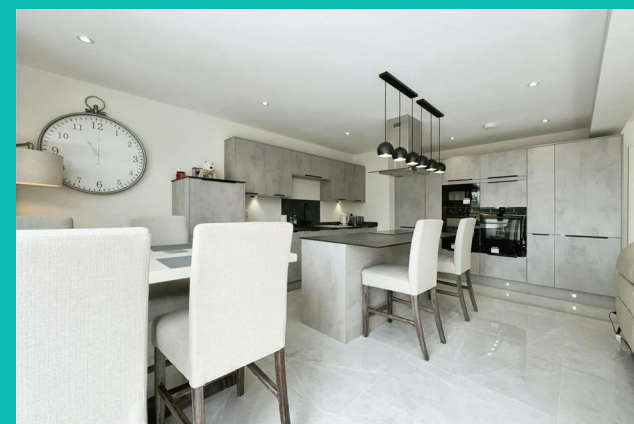
Data wiring to each room

Car Charging point

Air conditioning unit in the master bedroom

Outside power sockets and water tap (provision for a hot tub)

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ADDITIONAL INFORMATION

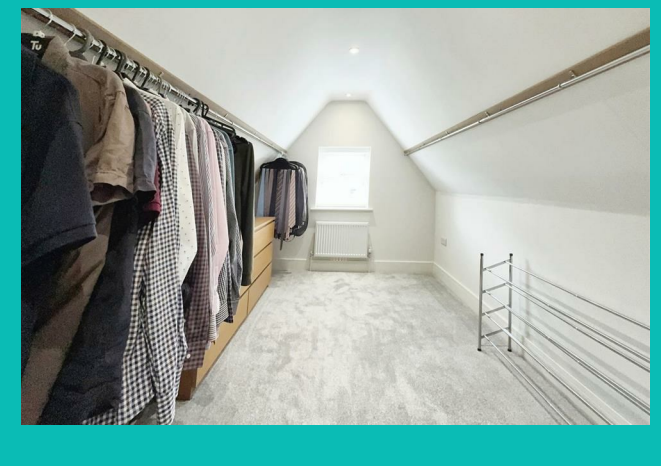
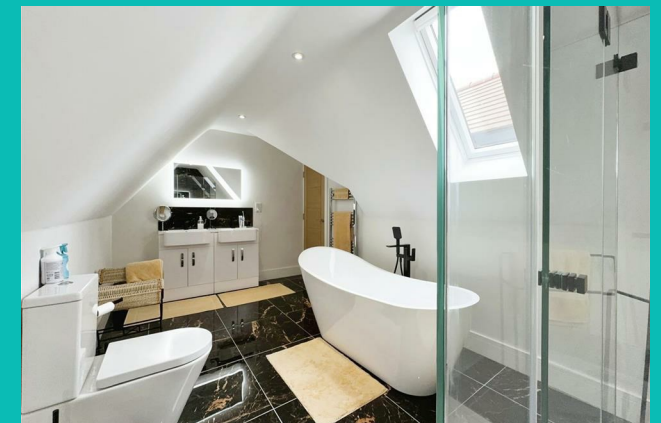
Local Authority – Bassetlaw

Council Tax – Band F

Viewings – By Appointment Only

Floor Area – 2850.00 sq ft

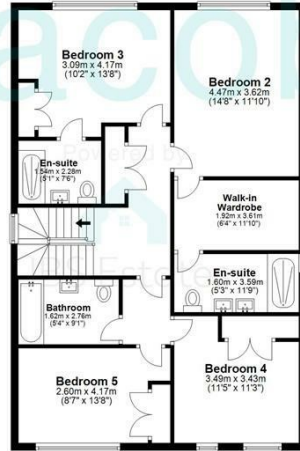
Tenure – Freehold



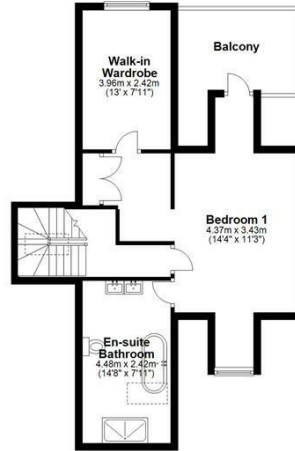
Ground Floor
Approx. 119.5 sq. metres (1285.8 sq. feet)



First Floor
Approx. 91.2 sq. metres (981.8 sq. feet)



Second Floor
Approx. 54.1 sq. metres (582.5 sq. feet)



Total area: approx. 264.8 sq. metres (2850.0 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		
(81-91) B	87	92
(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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