

## 2 REDWING CLOSE WORKSOP, S81 8UR

**£250,000**  
**FREEHOLD**

For sale in a much sought after location of Gateford in Worksop is this beautifully presented three bedroom detached family home. The property features a welcoming entrance hallway with tiled flooring and access to the living room, downstairs WC, and a spacious open plan kitchen, living, and dining area. The living room is bright and inviting, with front and side-facing windows and laminated wood flooring. The modern kitchen is well-equipped with fitted appliances and extends into a comfortable living and dining space with French doors leading to the rear garden.

The first floor comprises three bedrooms, including a master bedroom with ensuite, and a family bathroom with a Jacuzzi bath and corner shower. The property also boasts modern features such as coving to the ceiling, central heating radiators, and double glazed windows throughout.

Outside, there is an open plan front garden with a driveway for two vehicles leading to the garage, and a good sized enclosed rear garden with lawn, patio areas, lighting, and a water tap.

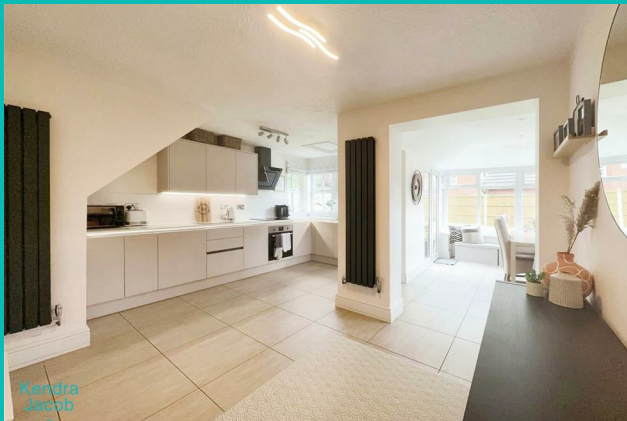
**Kendra  
Jacob**

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## 2 REDWING CLOSE

- Beautifully presented, spacious three bedroom detached family home
- Welcoming entrance hallway with tiled flooring and central heating radiator.
- Attractive living room with laminated wood flooring and double glazed windows.
- Spacious open plan kitchen, living, and dining area with modern fitted appliances.
- Downstairs WC with modern fixtures and part-tiled walls.
- First floor featuring three bedrooms, including a master with ensuite.
- Family bathroom with Jacuzzi bath, corner shower, and modern fittings.
- Front garden with driveway parking for two vehicles and access to the garage.
- Enclosed rear garden with lawn, two patio seating areas, lighting, and water tap.
- Much sought after location, close to local schools and amenities



### ENTRANCE HALLWAY

The front-facing composite entrance door opens into a welcoming entrance hallway featuring coving to the ceiling, a central heating radiator, tiled flooring, a staircase leading to the first-floor landing, and doors providing access to the living room, downstairs WC, and open plan kitchen, living, and dining room.

### LIVING ROOM

An attractive living room with a front-facing UPVC double glazed square bow window, a side-facing UPVC double glazed window, coving to the ceiling, a central heating radiator, wood panelling on the walls, laminated wood flooring, power points, and a TV point.

### OPEN PLAN KITCHEN LIVING DINING ROOM

A spacious open plan kitchen, living, and dining room with a recently fitted modern kitchen that includes a range of wall and base units with complementary work surfaces, a sink unit with a mixer tap, fitted appliances such as an electric oven, induction hob with a modern electric extractor fan above, dishwasher, and fridge. The kitchen also features under-cabinet lighting, a wall-mounted central heating boiler housed behind matching cupboard fronts, power points, a modern vertical central heating radiator, rear and side-facing UPVC double glazed windows, and tiled flooring extending into the living and dining area. The living and dining area has rear and side-facing UPVC double glazed windows, a modern vertical central heating radiator, side-facing UPVC double glazed French doors opening to the rear garden, power points, and a door providing access to a storage unit.

### DOWNSTAIRS WC

A modern suite in white comprising a low flush WC, vanity hand wash basin, part-tiled walls, tiled flooring, a modern central heating radiator, and a side-facing obscure UPVC double glazed window.

### FIRST FLOOR LANDING

Featuring a rear-facing UPVC double glazed window, a central heating radiator, a cylinder cupboard, access hatch to the loft space, a modern glass balustrade, and doors providing access to three bedrooms and the family bathroom.

### MASTER BEDROOM

A beautiful master bedroom with a front-facing UPVC double glazed window, coving to the ceiling, a central heating radiator, power points, a TV point, an arch leading to two double fitted mirrored wardrobes, and a door giving access to the ensuite shower room.

### EN-SUITE SHOWER ROOM

A modern suite in white comprising of a double shower unit with an electric overhead shower, a modern hand wash basin, a low flush WC, mermaid style splashback, vinyl flooring, a chrome towel radiator, an electric extractor fan, and a side-facing obscure UPVC double glazed window.

### BEDROOM TWO

A spacious double bedroom with a front-facing UPVC double glazed window, a central heating radiator, fitted wardrobe, and power points.

### BEDROOM THREE

A good-sized third double bedroom with a rear-facing UPVC double glazed window, coving to the ceiling, a central heating radiator, and power points.

### FAMILY BATHROOM

A four-piece suite in white comprising a Jacuzzi bath with a shower mixer tap, a corner shower unit with an electric shower, a vanity hand wash basin, a low flush WC, fully tiled walls and flooring, coving to the ceiling, a chrome towel radiator, an electric extractor fan, a shaver point, and a rear-facing obscure UPVC double glazed window.

### OUTSIDE

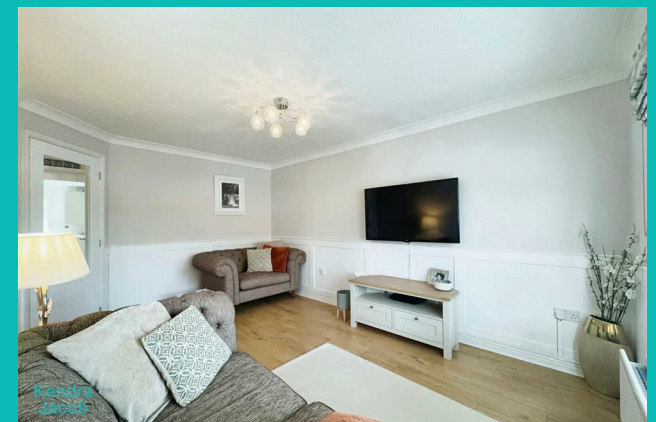
The front of the property features an open plan garden and a driveway with parking for two vehicles, leading to the garage and gate access to the rear of the property.

The rear of the property boasts a good-sized enclosed garden, mainly laid to lawn, with two paved patio seating areas, outside lighting, and a water tap.

### GARAGE

Up and over door, rear entrance door, plumbing for an automatic washing machine, power and light.

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### ADDITIONAL INFORMATION

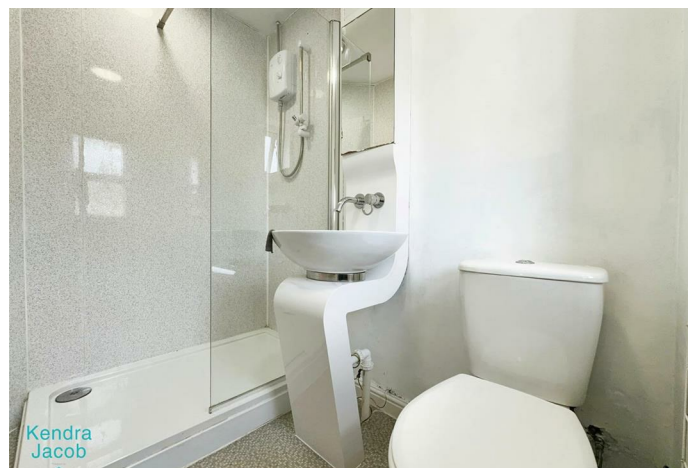
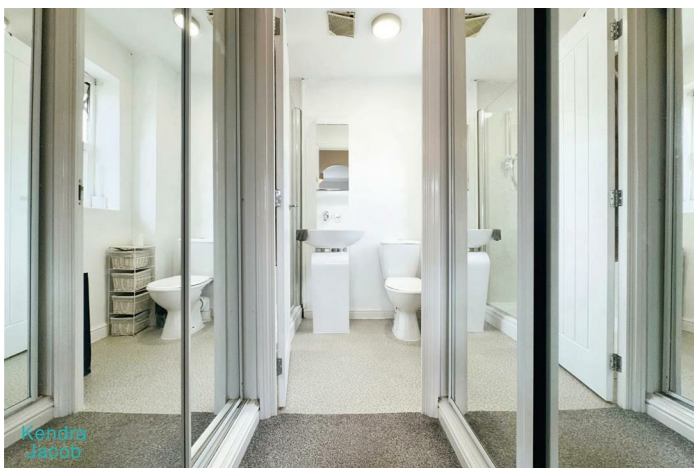
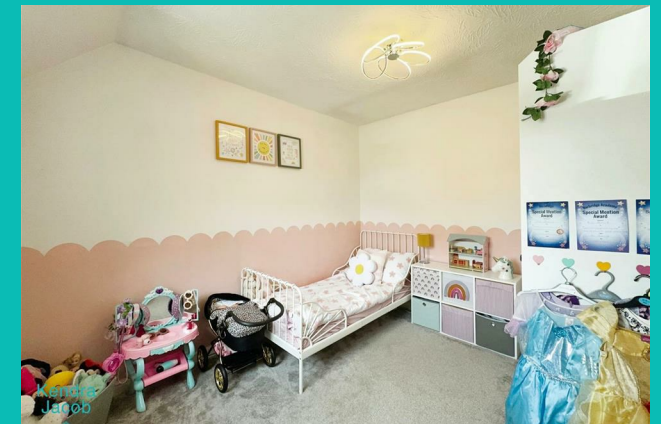
**Local Authority** – Bassetlaw

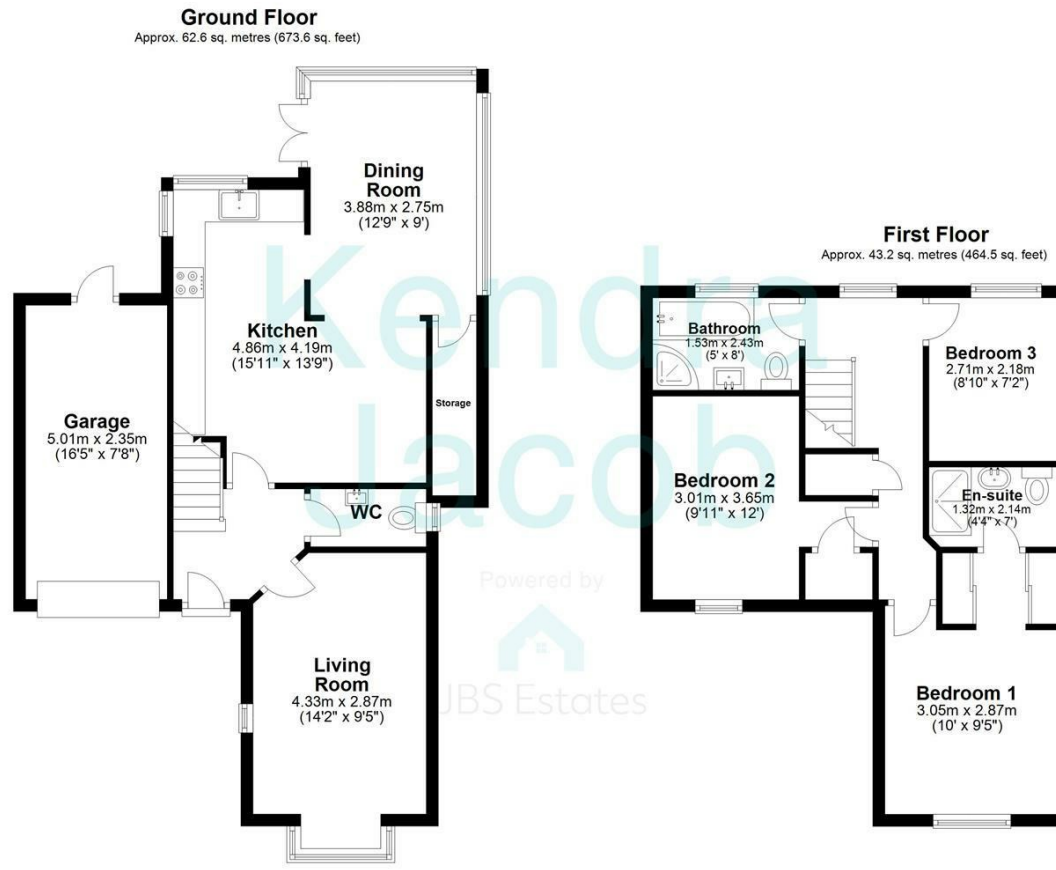
**Council Tax** – Band C

**Viewings** – By Appointment Only

**Floor Area** – 1138.10 sq ft

**Tenure** – Freehold





Total area: approx. 105.7 sq. metres (1138.1 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) <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

Kendra Jacob Estate Agents  
Six Oaks Grove  
Retford  
DN220RJ

01909 492 116  
Kendrajacob@jbs-estates.com

Kendra  
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JBS Estates