



244 CARLTON ROAD WORKSOP, S81 7LQ

£350,000
FREEHOLD

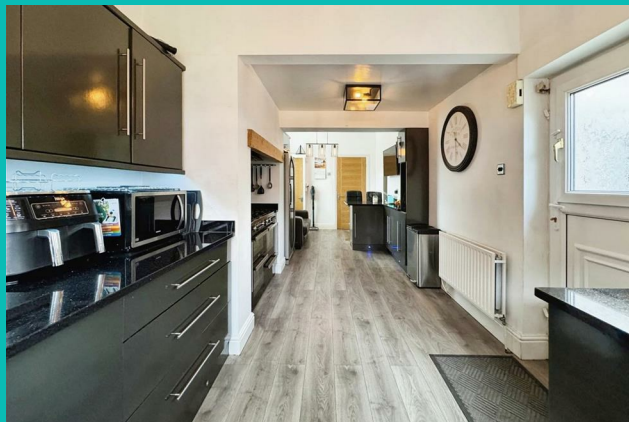
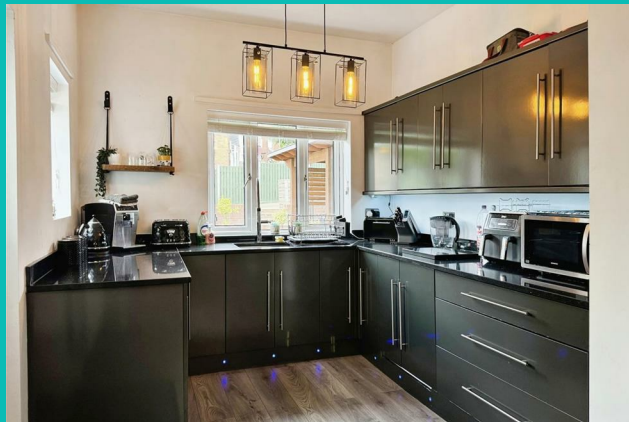
For sale is this beautiful extensive four bedroom semi-detached family home that offers character and quirky features throughout! Positioned on a corner plot and is located within walking distance to schools with good ofsted reports, Bassetlaw Hospital, shops, restaurants, bus routes, train station and other amenities. In brief the property comprises; a welcoming entrance hall, generous size living room, separate dining room, spacious kitchen/diner with integrated appliances and cellar to the ground floor. To the first floor are three good size bedrooms, en suite to the master bedroom, dressing room to the third bedroom, separate WC and a three piece family bathroom suite. Further to the second floor is the fourth bedroom. Outside offers lawn gardens, artificial lawn, Indian stone patio, perfect for entertaining. Driveway and a double garage. Only by viewing will you appreciate the size and accommodation we have on offer!

**Kendra
Jacob**

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244 CARLTON ROAD

- Extended Semi-Detached • Four Bedrooms • En Suite To The Master Bedroom • Dressing Room To The Third Bedroom • Double Garage • Cellar With Two Rooms & Insulated • Beautifully Landscaped Garden • Character & Quirky Features Throughout



Entrance Hall

With a front facing composite entrance door, solid oak flooring, central heating radiator, power points, stairs leading to the first floor accommodation with under stairs storage cupboards.

Living Room

A generous size living room space with rear facing UPVC double glazed French doors opening out onto the garden, solid oak flooring, power points, TV point, dado rail, central heating radiator and the main focal point of the room is a brick feature fire place with surround.

Dining Room

With a front facing UPVC double glazed window, wall mounted electric fire, solid oak flooring, dado rail, power points and a central heating radiator.

Kitchen/Diner

A generous size kitchen with a range of wall and base units, worksurfaces incorporating sink and drainer with mixer tap, integrated appliances including dishwasher, washing machine, integrated spotlights into the units, range mastercooker with solid oak beam above, double American fridge and freezer, breakfast bar, a rear and side facing double glazed windows, access into the cellar, central heating radiators, a side facing UPVC door opening onto the rear garden.

Cellar

With power and light.

First Floor-Landing

With a front facing window, central heating radiators and loft access.

Bedroom One

With a rear facing UPVC double glazed window, power points, central heating radiator, Cast Iron fireplace and a door leading into the en suite.

En Suite

A three piece suite comprising of a shower enclosure, wash hand vanity unit, low flush WC and a central heating radiator.

Bedroom Two

With a front facing double glazed window with a field view, power points, storage cupboard and central heating radiator.

Bedroom Three

With a rear facing double glazed window, power points, central heating radiator and access into the dressing room.

Dressing Room

With a side facing double glazed window, power points and a central heating radiator.

Seperate WC

Comprising of a low flush WC, tiled flooring and a side facing double glazed obscure window.

Bathroom

A fully tiled three piece suite comprising of a walk-in shower, bath, wash hand unit, shaver point, central heating radiator and a side facing double glazed obscure window.

Bedroom Four

Spacious attic bedroom with a rear facing Velux window, power points, storage cupboards. This room incorporates a double and single bed.

External

To the front of the property is a gated access with mainly laid to lawn area and mature bushes. Further gated access leading to the extensive rear garden, that offers a low maintenance garden including Indian stone patio, artificial lawn, wooden pergola, outside tap, external points, double gated access leading to the driveway and double garage.

Double Garage

With up and over door, power points and light.

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ADDITIONAL INFORMATION

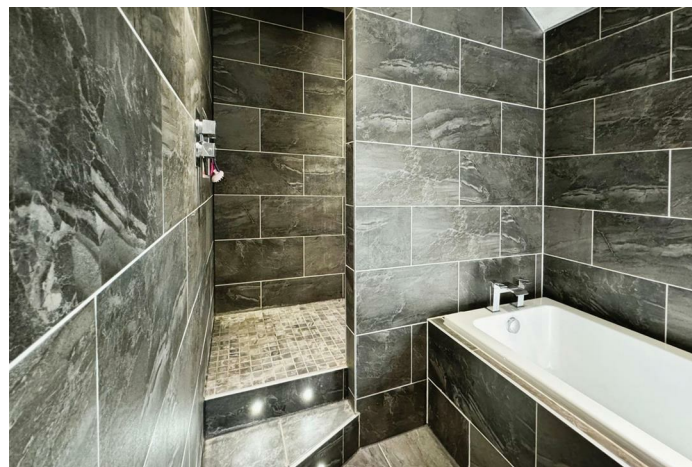
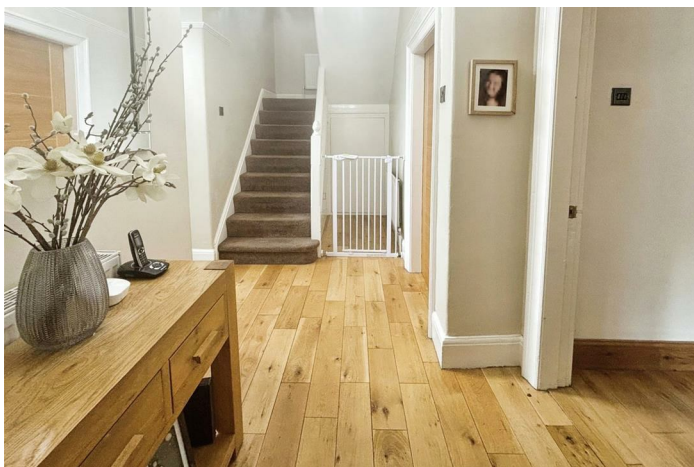
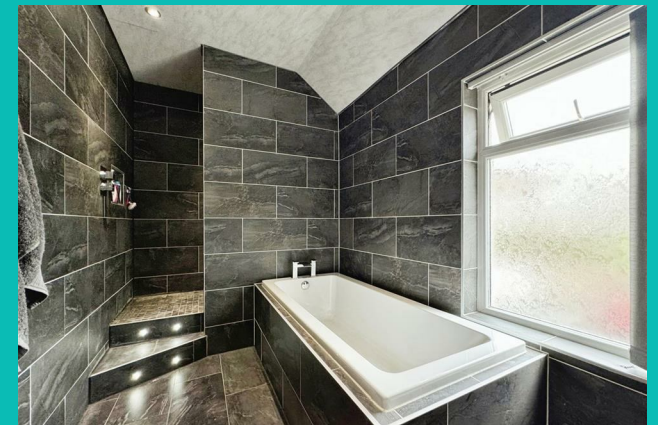
Local Authority – Bassetlaw

Council Tax – Band C

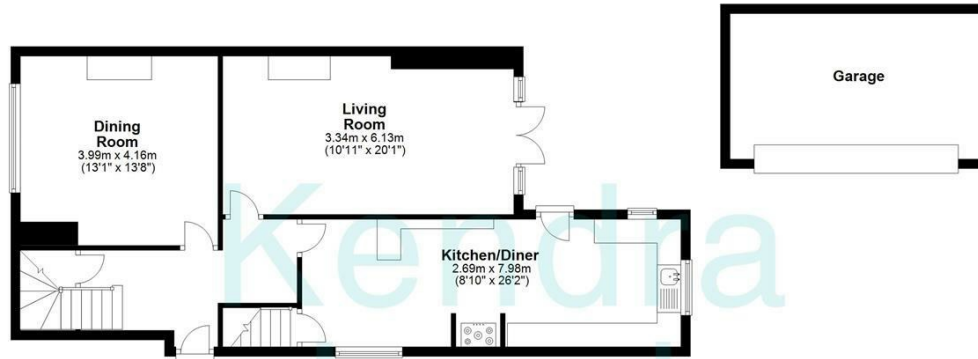
Viewings – By Appointment Only

Floor Area – 1960.10 sq ft

Tenure – Freehold



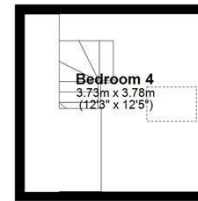
Ground Floor
Approx. 86.8 sq. metres (933.9 sq. feet)



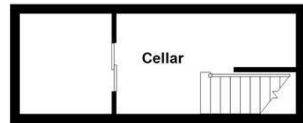
First Floor
Approx. 68.2 sq. metres (734.3 sq. feet)



Second Floor
Approx. 14.1 sq. metres (152.0 sq. feet)



Basement
Approx. 12.2 sq. metres (131.8 sq. feet)



Total area: approx. 181.4 sq. metres (1952.1 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) A			
(81-91) B			
(69-80) C			74
(55-68) D	56		
(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

Kendra Jacob Estate Agents
Six Oaks Grove
Retford
DN220RJ

01909 492 116
Kendrajacob@jbs-estates.com

Kendra
Jacob

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