



THE ORCHARD HIGHLAND GROVE

WORKSOP, S81 0JN

£415,000
FREEHOLD

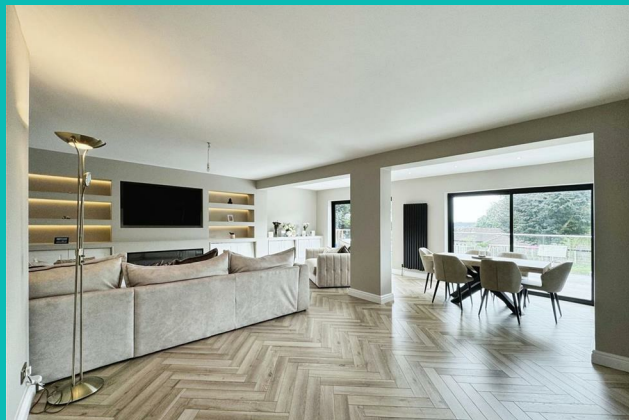
For sale in one of Worksop's prime locations is this extended three/four bedroom detached family home. This property offers a spacious and modern living experience, featuring an open-plan living and dining area with patio doors leading to a decked garden. The contemporary kitchen includes a dining area, with additional utility space. There are three double bedrooms, a versatile fourth room, and a luxurious family bathroom. The property sits on a larger-than-average plot with a front garden, a block-paved driveway, and a detached garage. The rear garden includes a decked balcony and mature trees, providing a peaceful outdoor retreat.

Kendra
Jacob

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THE ORCHARD HIGHLAND

- EXTENDED THREE/FOUR BEDROOM DETACHED FAMILY HOME
- SITUATED IN ONE OF WORKSOP'S PRIME LOCATIONS JUST OFF BLYTH ROAD
- STUNNING OPEN PLAN VERSATILE LIVING SPACE
- UTILITY ROOM
- DOWNSTAIRS WC
- OCCASIONAL ROOM/FOURTH BEDROOM
- THREE FIRST FLOOR DOUBLE BEDROOMS
- LUXURY FAMILY FOUR PIECE BATHROOM SUITE
- LARGE GARDENS, BLOCK PAVED DRIVEWAY & GARAGE
- CLOSE TO WORKSOP TRAIN STATION, TOWN CENTER, SCHOOLS & AMENITIES



ENTRANCE HALLWAY

The property features a side-facing entrance door that leads into a spacious entrance hallway. The hallway includes a spindle staircase rising to the first-floor landing, a central heating radiator, natural solid wood flooring, and a large cloakroom cupboard.

LIVING DINING ROOM

A stunning, extended open-plan living and dining room. The space benefits from two rear-facing UPVC double-glazed patio doors that open onto the decked seating area in the garden. The room also features a media wall with an electric log-burning fire, four modern central heating radiators, high-quality wood flooring, ceiling downlights, and a door leading to the kitchen diner

KITCHEN SITTING DINING ROOM

The modern kitchen offers a range of wall and base units with complementary work surfaces, incorporating a sink unit with a mixer tap. There is a freestanding range-style cooker with an electric extractor fan above, an integrated fridge freezer, a wine cooler, and space for a dishwasher. The kitchen also features under-cabinet lighting, part-tiled walls, tiled flooring, ceiling downlights, a front-facing double-glazed wooden window, and a step down to the dining/sitting area.

The dining/sitting area has rear-facing double-glazed wooden windows and French doors leading out onto the decked seating area in the garden. Additional features include a central heating radiator, ceiling downlights, and tiled flooring.

UTILITY ROOM

A generously-sized utility room providing space for freestanding appliances, a work surface, a central heating radiator, and tiled flooring. It also includes a rear-facing double-glazed wooden window and a side-facing UPVC double-glazed entrance door leading out to the side of the garden.

OCCASIONAL ROOM/4TH BEDROOM

Currently used as a playroom, this versatile room could serve as a fourth bedroom or a study. It includes a front-facing double-glazed wooden window, a central heating radiator, and laminated wood flooring.

DOWNSTAIRS WC

This cloakroom is fitted with a low flush WC, a corner vanity hand wash basin with a tiled splashback, a central heating radiator, laminated flooring, and a front-facing obscure double-glazed wooden window.

FIRST FLOOR LANDING

A spacious landing with a front-facing UPVC double-glazed window, a central heating radiator, and an access hatch to the loft space. Doors lead to three double bedrooms and a four-piece family bathroom suite.

MASTER BEDROOM

An attractive master bedroom with a rear-facing UPVC double-glazed window, a central heating radiator, and decorative coving to the ceiling.

BEDROOM TWO

A second double bedroom with a rear-facing UPVC

double-glazed window, a central heating radiator, and coving to the ceiling.

BEDROOM THREE

A well-proportioned third double bedroom with a front-facing UPVC double-glazed window, a central heating radiator, and decorative coving to the ceiling.

FAMILY BATHROOM

This luxurious four-piece suite in white comprises a panelled bath with a shower mixer tap, a walk-in shower unit with a modern rainfall shower, a vanity hand wash basin, and a low flush WC. The bathroom is fully tiled, with tiled flooring, downlighting to the ceiling, a chrome towel radiator, and a side-facing obscure UPVC double-glazed window.

OUTSIDE

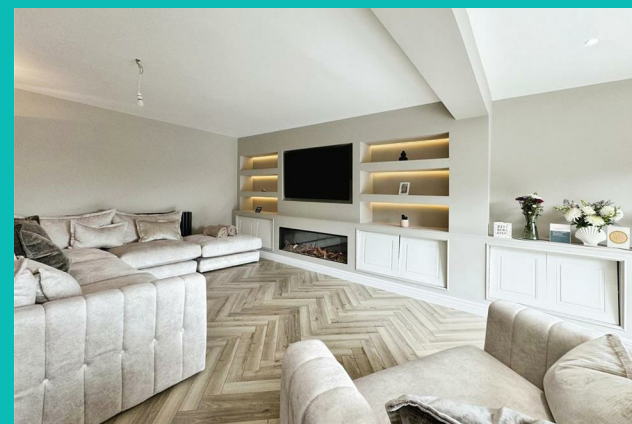
The property is situated on a larger-than-average plot. The front garden is mainly lawned, with low-maintenance pebble borders. A block-paved driveway provides parking for several vehicles and leads to the garage, with gated access to the rear garden.

The rear of the property features a stunning decked balcony with glass balustrades and steps leading down to the larger-than-average garden, which is mainly laid to lawn, with mature trees, outdoor lighting, and a water tap.

GARAGE

Having an up and over door, side entrance door, power and light.

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ADDITIONAL INFORMATION

Local Authority – Bassetlaw

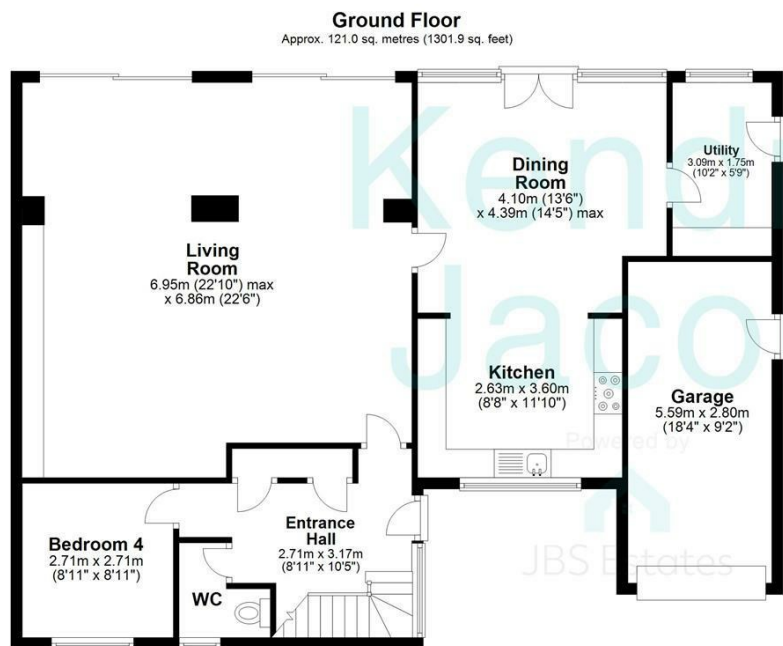
Council Tax – Band E

Viewings – By Appointment Only

Floor Area – 1843.80 sq ft

Tenure – Freehold





Total area: approx. 171.3 sq. metres (1843.3 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		80
(69-80)	C	70	
(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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