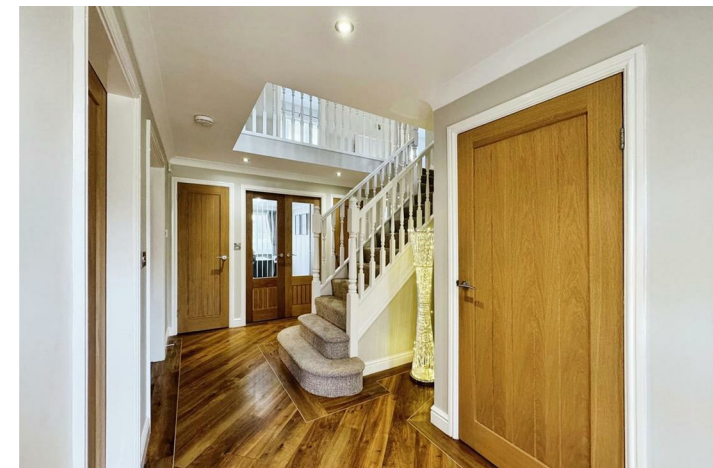




Kendra  
Jacob



## 21 ABINGDON VIEW WORKSOP, S81 7RT

£500,000  
FREEHOLD

A beautifully presented five bedroom detached family home, located within one of Worksop's prime locations. The property boasts stunning living accommodation finished to an impeccable standard throughout, offering generous yet versatile living accommodation.

This spacious property features a welcoming entrance hallway with Karndean flooring and access to multiple rooms, including a modern downstairs WC, study, living room with a feature fireplace, and a conservatory. The recently fitted breakfast kitchen boasts quality appliances, and a central island, leading to a utility room and double garage, half of which is used as a gym. Upstairs, the gallery landing connects five bedrooms, including a master with a walk-in wardrobe and en-suite, second bedroom with en-suite, library and a luxury family bathroom. The landscaped rear garden includes a patio area, while the front provides parking for three vehicles and access to an integral double garage.

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# 21 ABINGDON VIEW

- FIVE BEDROOM DETACHED FAMILY HOME • STUNNING LIVING ACCOMMODATION • FINISHED TO THE HIGHEST OF STANDARD THROUGHOUT • SPACIOUS RECEPTION ROOMS • IMPRESSIVE OPEN PLAN BREAKFAST KITCHEN • UTILITY ROOM / DOWNSTAIRS WC • FIVE BEDROOMS & THREE BATHROOMS • DRIVEWAY & INTEGRAL DOUBLE GARAGE • WELL MAINTAINED LANDSCAPED GARDENS • EXTREMELY SOUGHT AFTER LOCATION



## ENTRANCE HALLWAY

Featuring a front-facing composite entrance door, coving to the ceiling, downlighting, central heating radiator, two cloak cupboards, and a spindle staircase leading to the gallery-style first-floor landing. The hallway has Karndean flooring and provides access to the downstairs WC, study, living room, dining room, and the open-plan breakfast kitchen.

## DOWNSTAIRS WC

A modern suite comprising a vanity hand wash basin and low flush WC, with laminated wood flooring, a towel radiator, and a front-facing obscure UPVC double-glazed window.

## STUDY

Featuring two front-facing UPVC double-glazed windows and a central heating radiator.

## LIVING ROOM

A well-appointed and tastefully decorated living room with a side-facing UPVC double-glazed window, rear-facing UPVC double-glazed windows, and French doors opening into a beautiful conservatory. The room has coving to the ceiling, two central heating radiators, and the focal point is an elegant feature fireplace with a gas or flame-effect fire.

## CONSERVATORY

With UPVC double-glazed windows, side and rear-facing UPVC double-glazed French doors, an insulated ceiling, and a tiled roof. It also has downlighting and Luxury vinyl flooring.

## DINING ROOM

A beautifully decorated dining room with a rear-facing UPVC double-glazed window, coving to the ceiling, a central heating radiator, and a door leading to the recently fitted quality breakfast kitchen.

## BREAKFAST KITCHEN

A recently installed kitchen with a range of quality wall and base units, complemented by Veneer work surfaces, including a sink unit with a mixer tap. There is a central island with storage and breakfast seating. Fitted appliances include an electric oven, gas hob with electric extractor fan, microwave grill, fridge-freezer, and dishwasher. The room features downlighting, two central heating radiators, quality tiled flooring, part-tiled walls, side-facing UPVC double-glazed windows, and rear-facing French doors opening onto the garden.

## UTILITY ROOM

Fitted with a range of quality wall and base units, with complementary work surfaces, space for freestanding appliances (including a washing machine and tumble dryer), part-tiled walls, tiled flooring, a central heating radiator, downlighting, a side-facing composite entrance door, and access to the integral double garage.

## GALLERY FIRST FLOOR LANDING

An impressive gallery landing with spindle balustrades, downlighting, a central heating radiator, fitted storage, loft access, and doors leading to five bedrooms, the family bathroom, and the library.

## LIBRARY

Accessed via double doors, with a decorative front-facing UPVC double-glazed window and a central heating radiator.

## MASTER BEDROOM

A light and spacious master bedroom with three front-facing UPVC double-glazed windows, a central heating radiator, and a wall of fitted wardrobes. There is access to a walk-in wardrobe with hanging rails and shelving, a central heating radiator, and a door to the en-suite shower room.

### **MASTER EN-SUITE SHOWER ROOM**

A luxurious suite with a vanity hand wash basin, low flush WC, a double shower unit with a mains-run waterfall shower, fully tiled walls, tiled flooring, a chrome towel radiator, downlighting, and a side-facing obscure UPVC double-glazed window.

### **BEDROOM TWO**

A generously sized second bedroom with a rear-facing UPVC double-glazed window, extensive fitted wardrobes, a central heating radiator, and access to a second luxury en-suite shower room.

### **BEDROOM TWO EN-SUITE SHOWER ROOM**

A luxury suite comprising a shower unit with a mains-run waterfall shower, a vanity hand wash basin, low flush WC, fully tiled walls and flooring, a chrome towel radiator, downlighting, and a rear-facing obscure UPVC double-glazed window.

### **BEDROOM THREE**

An attractive bedroom with two front-facing UPVC double-glazed windows, a central heating radiator, and two double wardrobes.

### **BEDROOM FOUR**

A double bedroom currently used as a games room, featuring a rear-facing UPVC double-glazed window, a central heating radiator, and fitted double wardrobes.

### **BEDROOM FIVE**

A fifth double bedroom with a rear-facing UPVC double-glazed window, central heating radiator, and fitted double wardrobes.

### **FAMILY BATHROOM**

A luxurious four-piece suite comprising a panelled bath, walk-in shower unit with a mains-run waterfall shower, vanity hand wash basin, and low flush WC. The bathroom is part-tiled, with a vinyl floor, modern towel radiator, downlighting, and a side-facing obscure UPVC double-glazed window.

### **OUTSIDE**

To the front of the property is an open garden with a lawn and a driveway offering parking for three vehicles. There is access to the double garage and a gate leading to the rear garden.

The rear garden is beautifully landscaped with a lawn, flower and shrub borders, and an extensive paved patio seating area. It also benefits from a water tap.

### **DOUBLE GARAGE**

Featuring two roller doors, power, and lighting, with half of the garage currently used as a gym.

## **21 ABINGDON VIEW**





## 21 ABINGDON VIEW

### ADDITIONAL INFORMATION

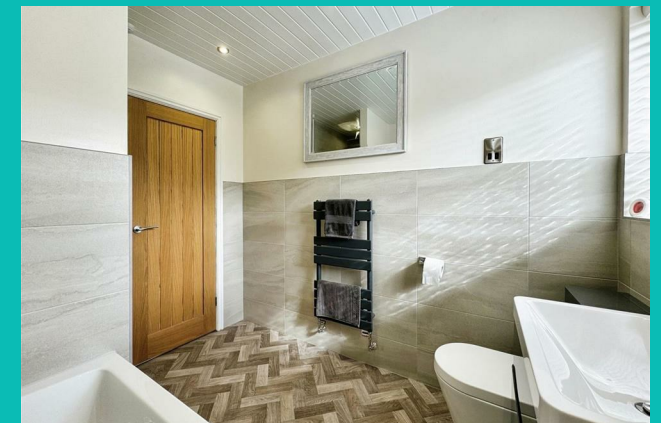
**Local Authority** – Bassetlaw

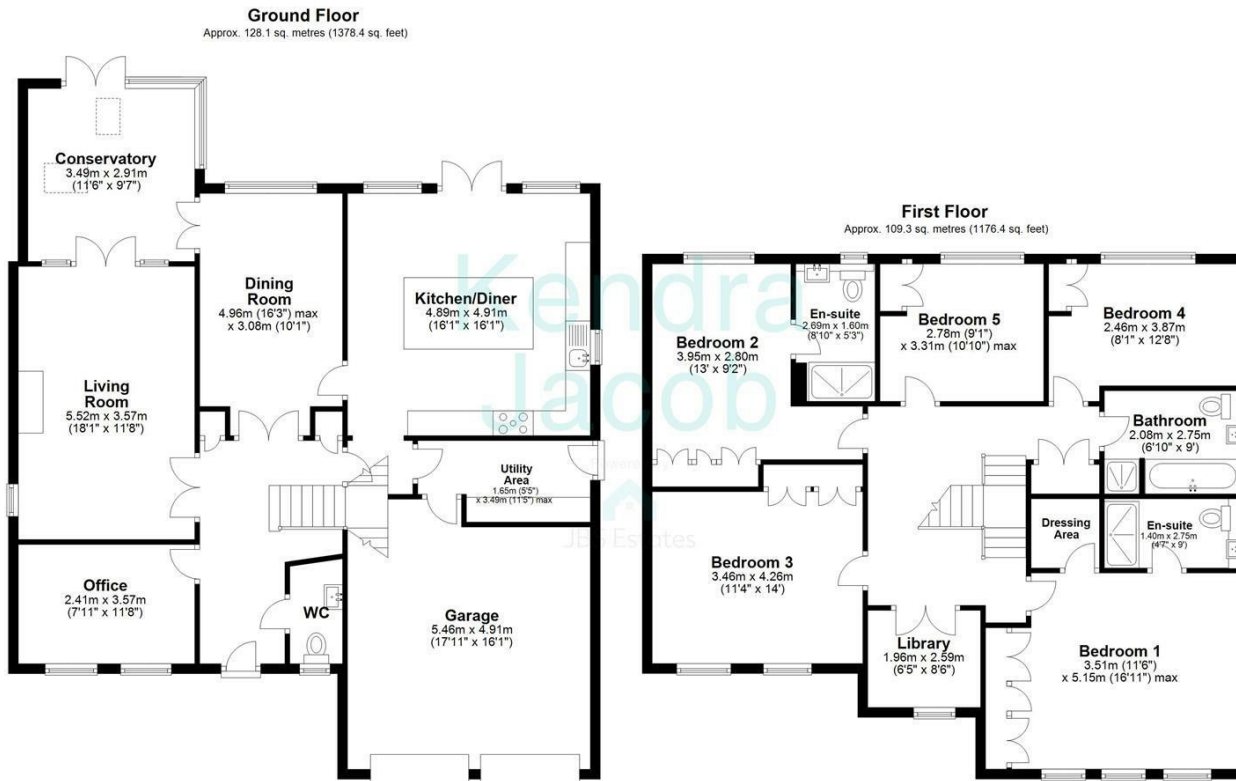
**Council Tax** – Band G

**Viewings** – By Appointment Only

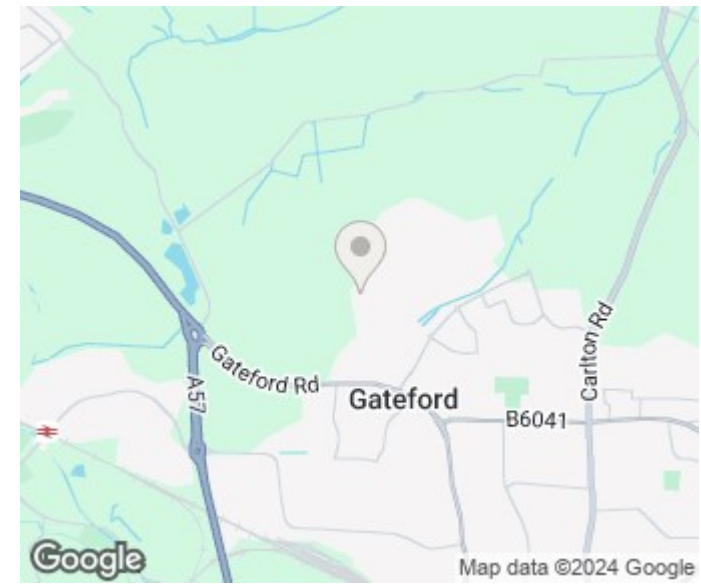
**Floor Area** – 2554.80 sq ft

**Tenure** – Freehold





Total area: approx. 237.4 sq. metres (2554.8 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>		69	78
(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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