



8 PARK VIEW WORKSOP, S81 7FN

£190,000
FREEHOLD

For sale with no onward chain, this immaculate three-bedroom semi-detached family home is located on a small, modern development within walking distance of local schools, shops, amenities, and convenient access to both the A1 and M1 motorways. The property boasts a welcoming entrance hallway that leads to a spacious living room, a contemporary kitchen-diner with integrated appliances, and a downstairs WC. On the first floor, there are three bedrooms, with the master bedroom benefiting from an en-suite shower room. The family bathroom is equipped with a three-piece suite. Externally, the property features a low-maintenance front driveway with parking for multiple vehicles and an enclosed rear garden with a lawn, patio seating area, and a large garden shed. The home is beautifully decorated throughout, with double glazing, central heating, and high-quality finishes.

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Jacob

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8 PARK VIEW

• IMMACULATELY PRESENTED THREE BEDROOM SEMI DETACHED FAMILY HOME • SITUATED ON A SMALL MODERN DEVELOPMENT JUST OFF VALLEY RD • CLOSE TO LOCAL SHOPS, SCHOOLS & AMENITIES • QUALITY FITTED SHAKER STYLE KITCHEN DINER • WELL PROPORTIONED SITTING ROOM WITH AN OPEN PLAN STAIRCASE • DOWNSTAIRS WC • THREE BEDROOMS • MODERN EN-SUITE SHOWER ROOM & FAMILY BATHROOM SUITE • BLOCK PAVED DRIVEWAY WITH PARKING FOR SEVERAL VEHICLES • ENCLOSED REAR GARDEN WITH A PAVED PATIO SEATING AREA



ENTRANCE HALLWAY

A composite front-facing door opens into the entrance hallway, with doors leading to the living room and downstairs WC.

DOWNSTAIRS WC

Fitted with a white low-flush WC, hand wash basin with tiled splashback, central heating radiator, and vinyl flooring.

LIVING ROOM

A spacious and well-decorated living room featuring a front-facing UPVC double-glazed window, central heating radiator, large under-stair storage cupboard, and an open-plan spindle staircase leading to the first-floor landing. There is also a door providing access to the kitchen diner.

KITCHEN DINER

The modern kitchen includes a quality range of shaker-style wall and base units, with complementary worktops incorporating a stainless steel sink with mixer tap. Appliances include a fitted electric oven, four-ring ceramic hob with electric extractor fan above, integrated fridge freezer, washing machine, and dishwasher. Additional features include LED kick board lighting, downlighting to the ceiling, tiled splashbacks, a rear-facing UPVC double-glazed window, French doors opening to the enclosed garden, central heating radiator, and vinyl flooring with a laminate effect.

FIRST FLOOR LANDING

With a side-facing UPVC double-glazed window, large storage cupboard, additional cupboard housing the

wall-mounted combination central heating boiler, and doors leading to three bedrooms and the family bathroom.

MASTER BEDROOM

A well-appointed and tastefully decorated master bedroom with a front-facing UPVC double-glazed window, central heating radiator, and a door leading to the ensuite shower room.

EN-SUITE SHOWER ROOM

A modern ensuite fitted with a walk-in shower with mains shower, vanity hand wash basin, and low-flush WC. The room features tiled walls, vinyl flooring, downlighting, a chrome towel radiator, and an electric extractor fan.

BEDROOM TWO

A second double bedroom with a rear-facing UPVC double-glazed window and central heating radiator.

BEDROOM THREE

Featuring a rear-facing UPVC double-glazed window and central heating radiator.

FAMILY BATHROOM

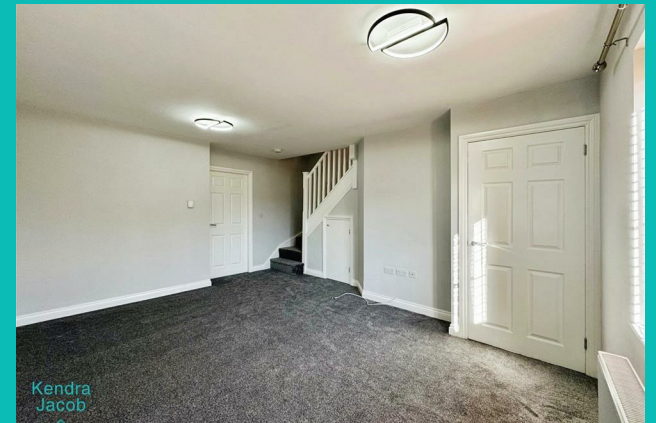
Fitted with a three-piece suite in white, including a panelled bath with shower mixer tap and glass shower screen, vanity hand wash basin, and low-flush WC. The room is part-tiled, with vinyl flooring, a chrome towel radiator, downlighting, an electric extractor fan, and a front-facing UPVC double-glazed window.

OUTSIDE

The front of the property features a low-maintenance block-paved driveway with space for multiple vehicles and

gated access to the rear garden. The rear garden is mainly laid to lawn with a paved patio seating area and a large garden shed.

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ADDITIONAL INFORMATION

Local Authority – Bassetlaw

Council Tax – Band

Viewings – By Appointment Only

Floor Area – 822.50 sq ft

Tenure – Freehold



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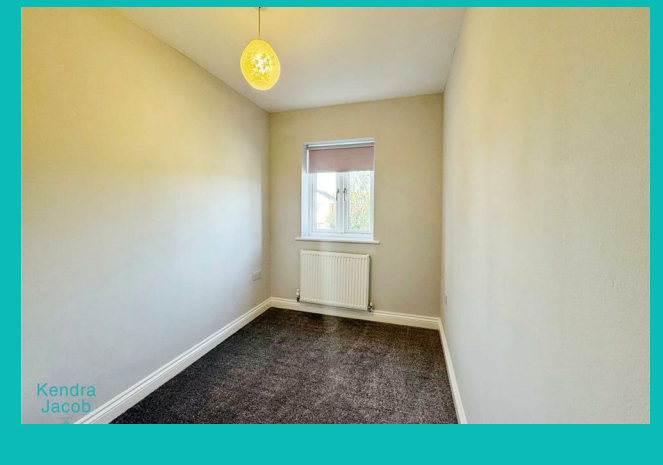
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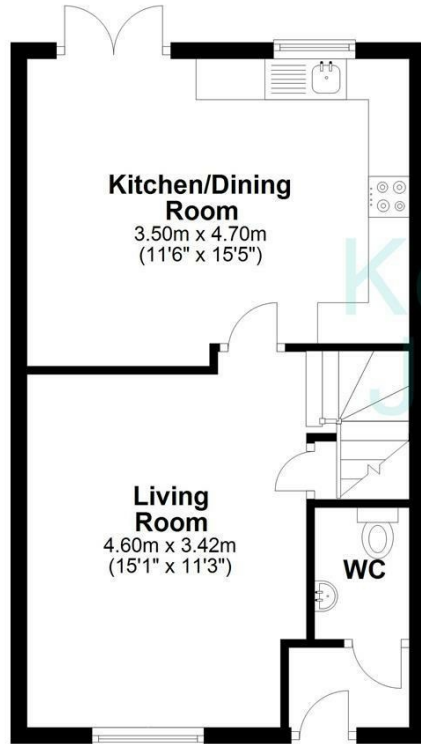
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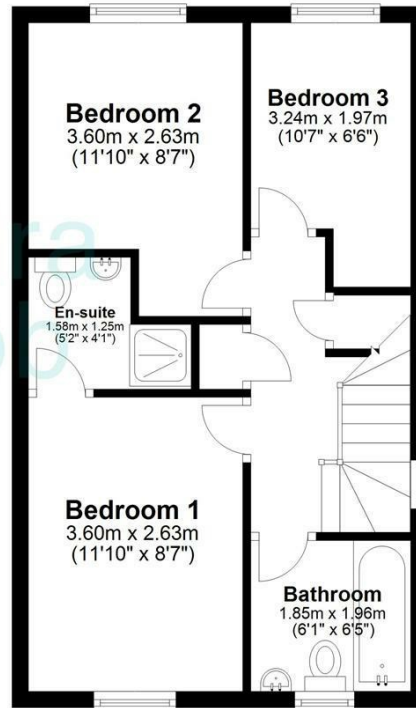
Ground Floor

Approx. 37.2 sq. metres (400.3 sq. feet)



First Floor

Approx. 39.2 sq. metres (422.3 sq. feet)



Total area: approx. 76.4 sq. metres (822.5 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			94
(81-91) B		82	
(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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