



## 17 BLACKSTONE DRIVE WORKSOP, S81 8FE

**£320,000**  
**FREEHOLD**

For sale on a small modern development is this beautifully presented four bedroom detached family home, situated in the popular village of Shireoaks, close to local shops, schools, amenities, train station, A1 & M1 motorway links. This property offers a spacious and well-maintained family home set on a corner plot. It features an inviting entrance hallway, a bright living room with bay windows, a modern kitchen/diner with integrated appliances, and a utility room. There are four double bedrooms, including a master with ensuite, and a family bathroom with a four-piece suite. Outside, the property benefits from a low-maintenance rear garden with a patio, pergola, and summerhouse, along with a front lawn and a driveway leading to an integral garage. The house is well-appointed throughout, with UPVC double glazing, central heating, and modern fittings. NO ONWARDS CHAIN.

**Kendra  
Jacob**

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# 17 BLACKSTONE DRIVE

• \*\*\*\*\*OFFERS OVER £320,000\*\*\*\*\* • BEAUTIFULLY  
PRESENTED FOUR BEDROOM DETACHED FAMILY  
HOME • POPULAR VILLAGE LOCATION OF SHIREOAKS NEAR  
WORKSOP • LIVING ROOM WITH TWO BAY  
WINDOWS • STUNNING OPEN PLAN KITCHEN  
DINER • DOWNSTAIRS WC /UTILITY ROOM • FOUR DOUBLE  
BEDROOMS • LUXURY EN-SUITE SHOWER ROOM & FOUR PIECE  
BATHROOM SUITE • BLOCK PAVED DRIVEWAY & INTEGRAL  
GARAGE • LANDSCAPED LOW MAINTENANCE GARDEN WITH  
SUMMER HOUSE & PAGOLA



## ENTRANCE HALLWAY

Welcoming entrance hallway accessed via a front-facing composite entrance door, tastefully appointed and decorated. A spindle staircase leads to the first floor, with doors providing access to the downstairs WC, kitchen/diner, and living room.

## LIVING ROOM

A bright and airy living room with front and side-facing UPVC double-glazed bay windows, additional side-facing UPVC double-glazed window, central heating radiator, power points, and TV point.

## DOWNSTAIRS WC

Featuring a white suite comprising a low flush WC, wall-mounted wash basin, part-tiled walls, vinyl flooring, central heating radiator, electric extractor fan, and a side-facing obscure UPVC double-glazed window.

## OPEN PLAN KITCHEN DINER

A high-quality fitted kitchen with an array of wall and base units, complemented by work surfaces incorporating a stainless steel sink unit with mixer tap. The kitchen includes a fitted electric oven, gas hob with an electric extractor fan above, and integrated appliances such as a fridge/freezer and dishwasher. LED kickboard lighting, rear-facing UPVC double-glazed window, ceiling downlights, electric extractor fan, and vinyl flooring continue into the dining area. The dining area features rear-facing UPVC double-glazed windows and French doors opening onto the rear garden, a central heating radiator, and further vinyl flooring extending into the utility room.

## UTILITY ROOM

Providing space for a washing machine, with base units and complementary work surfaces. Rear-facing composite entrance door, central heating radiator, and door access to the integral garage.

## FIRST FLOOR LANDING

Featuring a spindle balustrade, loft access hatch, ceiling downlights, central heating radiator, airing cupboard, and doors leading to four double bedrooms and the family bathroom.

## MASTER BEDROOM

A spacious master bedroom with front-facing UPVC double-glazed window, central heating radiator, two double fitted wardrobes, power points, TV point, and a door leading to the ensuite shower room.

## EN-SUITE SHOWER ROOM

A white three-piece suite comprising a double shower unit with mains shower, pedestal wash basin, low flush WC, part-tiled walls, vinyl flooring, central heating radiator, electric extractor fan, and a side-facing UPVC double-glazed window.

## BEDROOM TWO

A well-presented second double bedroom with rear-facing UPVC double-glazed window, central heating radiator, power points, and TV point.

## BEDROOM THREE

Currently used as a dressing room, this third bedroom features a front-facing UPVC double-glazed window, central heating radiator, and power points.

#### **BEDROOM FOUR**

An attractive fourth double bedroom with a rear-facing UPVC double-glazed window, central heating radiator, power points, and TV point.

#### **FAMILY BATHROOM**

A modern four-piece suite in white, comprising a walk-in shower with mains shower, panelled bath, pedestal wash basin, low flush WC, part-tiled walls, vinyl flooring, ceiling downlights, electric extractor fan, and a rear-facing obscure UPVC double-glazed window.

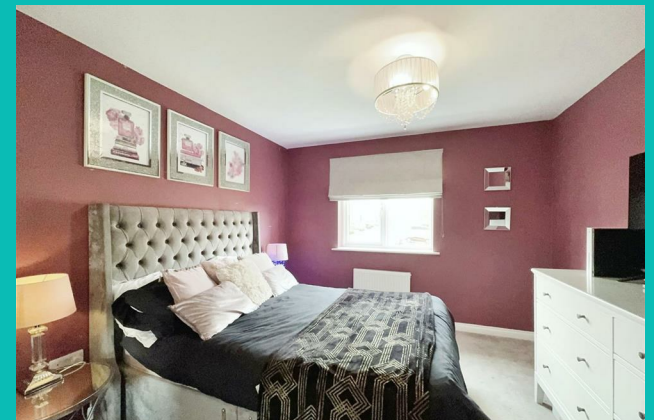
#### **OUTSIDE**

The property occupies a good-sized corner plot. The front features a lawned area and block-paved driveway leading to the integral garage and double side gate access to the rear garden. The low-maintenance rear garden includes an extensive paved patio seating area with a pergola and summerhouse, artificial grass, low-maintenance shrub and flower borders, outside lighting, power supply, and a water tap.

#### **GARAGE**

An integral garage with an up-and-over door, power, and lighting.

## **17 BLACKSTONE DRIVE**









## 17 BLACKSTONE DRIVE

### ADDITIONAL INFORMATION

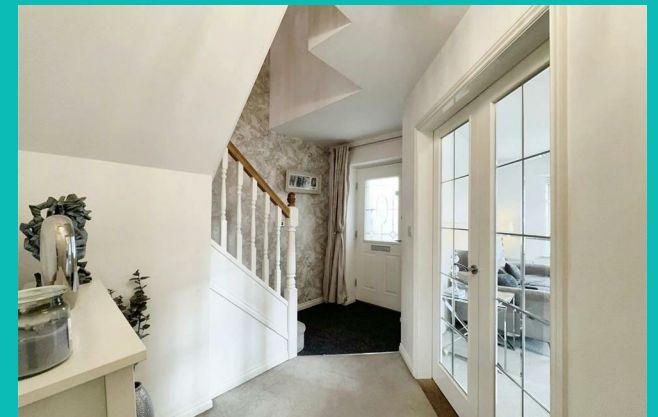
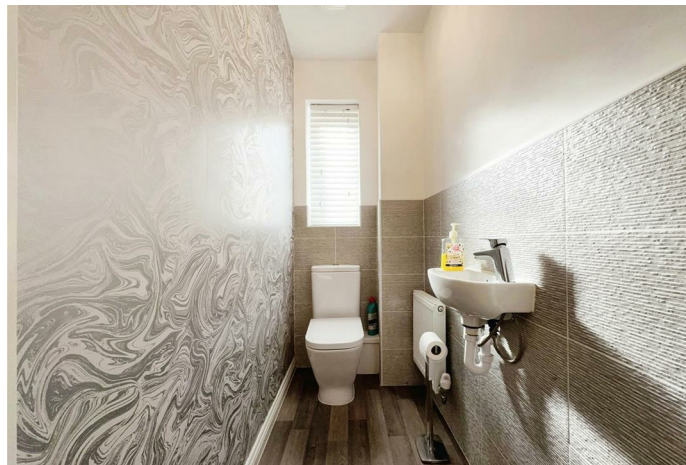
**Local Authority** – Bassetlaw

**Council Tax** – Band D

**Viewings** – By Appointment Only

**Floor Area** – 1411.00 sq ft

**Tenure** – Freehold



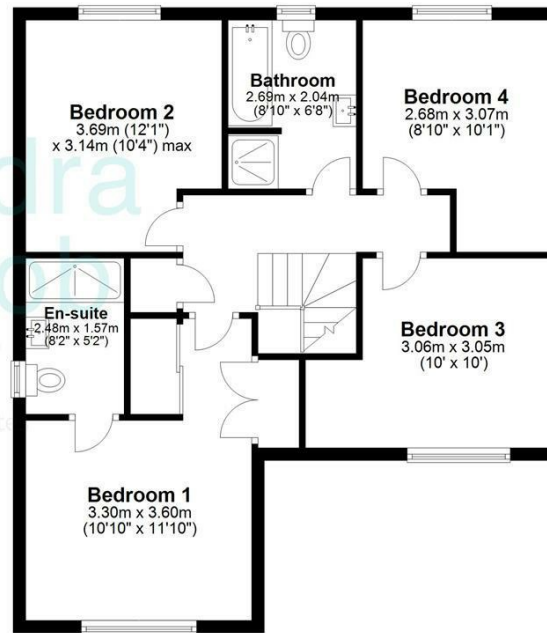
## Ground Floor

Approx. 68.3 sq. metres (735.1 sq. feet)



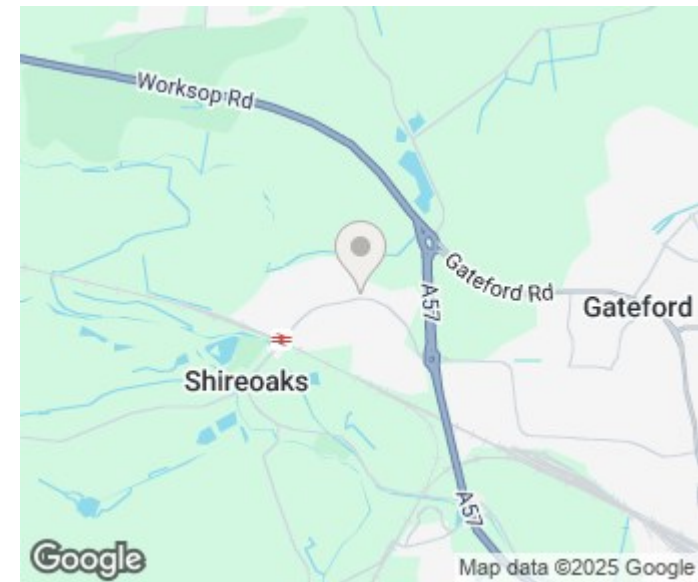
## First Floor

Approx. 62.8 sq. metres (675.9 sq. feet)



Total area: approx. 131.1 sq. metres (1411.0 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>		<b>93</b>
(81-91) <b>B</b>	<b>83</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

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