



40 SPITAL ROAD WORKSOP, S81 8DU

£420,000
FREEHOLD

*****GUIDE PRICE £420,000 - £440,000*****

For sale in the popular village of Blyth is this beautifully presented four bedroom detached family home. This property features a welcoming entrance porch and a spacious hallway that flows into a well-appointed living room with a media wall, Amtico flooring, and a log-burning fire. The luxurious kitchen boasts solid wood surfaces, integrated appliances, and an open-plan design leading to a large utility room. Upstairs, there are four double bedrooms, including a master with a dressing room and a second bedroom with an ensuite. The family bathroom includes a walk-in shower and freestanding bath. Outside, the property offers a block-paved driveway, a landscaped garden with two patio areas, and a fully insulated garden gym.

**Kendra
Jacob**

Powered by

JBS Estates

40 SPITAL ROAD

- A beautifully designed & presented four bedroom detached family home
- Situated in the popular village of Blyth, close to schools, shops & amenities
- Spacious entrance porch and hallway with Amtico flooring
- Bright living room with media wall, bespoke storage, and log-burning fire
- Luxury kitchen with solid wood surfaces, integrated appliances, and underfloor heating
- Large utility room with extra storage and appliance space
- Four double bedrooms, including a master suite with a dressing room
- Second bedroom with ensuite shower room
- Family bathroom with walk-in shower and freestanding bath
- Extensive garden with two patios, block-paved driveway, and an insulated garden gym.



ENTRANCE PORCH

A solid wood entrance door opens into the porch, featuring a central heating radiator, tiled flooring, and doors leading to both the entrance hallway and the downstairs WC.

DOWNSTAIRS WC

This space features a low-flush WC and vanity hand wash basin, both in white, with wood panelling on the walls, laminated wood flooring, a central heating radiator, and a front-facing UPVC double-glazed window.

ENTRANCE HALL/DINING ROOM

A beautifully decorated, spacious hallway with a rear-facing UPVC double-glazed window, central heating radiator, and a spindle staircase ascending to the first-floor landing. Amtico flooring extends through to the living room.

LIVING ROOM

An attractive and well-appointed living room with a front-facing UPVC double-glazed window and side-facing UPVC double-glazed patio doors opening onto the rear garden. The room features a media wall with bespoke storage, Amtico flooring, and a focal multi-fuel log-burning fire with a tiled insert and marble hearth.

UTILITY ROOM

A generously sized utility room with front and rear-facing UPVC double-glazed windows. Includes a storage cupboard, base units with solid wood work surfaces, a sink unit with a mixer tap, and space for a freestanding washing machine and tumble dryer. The tiled flooring continues into the open-plan kitchen/living/dining room.

OPEN PLAN KITCHEN/LIVING DINING ROOM

A stunning luxury kitchen with a wide range of wall and base units, complemented by solid wood work surfaces incorporating a ceramic sink unit with a mixer tap.

Integrated appliances include two ovens, a microwave oven, a wine cooler, a dishwasher, and an induction hob with an electric extractor fan. The room has two front-facing UPVC double-glazed windows, a rear-facing UPVC double-glazed window underfloor heating, ceiling downlighting, a ceiling beam, and tiled flooring.

FIRST FLOOR LANDING

The landing includes three rear-facing UPVC double-glazed windows, ceiling coving, two central heating radiators, and doors to four double bedrooms and the family bathroom.

BEDROOM ONE

A spacious master bedroom with a side-facing UPVC double-glazed window, coving to the ceiling, and laminated wood flooring. An archway leads into the dressing room.

DRESSING ROOM

A well-sized dressing room featuring a front-facing UPVC double-glazed window, central heating radiator, ceiling coving, laminated flooring, hanging rails, and shelving.

BEDROOM TWO

An attractive bedroom with a rear-facing UPVC double-glazed window, coving to the ceiling, a central heating radiator, laminated wood flooring, and an archway leading into the ensuite shower room.

EN-SUITE SHOWER ROOM

Fitted in white, the ensuite comprises a walk-in shower with a mains-fed shower and Mermaid-style splashback, a vanity hand wash basin, a low-flush WC, part-tiled walls, tile-effect laminate click flooring, ceiling coving, ceiling downlights, and a front-facing UPVC double-glazed window.

BEDROOM THREE

A generously sized second double bedroom with a front-facing UPVC double-glazed window, ceiling coving, central heating radiator, and fitted double wardrobes along one wall.

BEDROOM FOUR

A well-decorated double bedroom featuring a front-facing UPVC double-glazed window, wood panelling on one wall, ceiling coving, and a central heating radiator.

FAMILY BATHROOM

A luxury four-piece suite in white, comprising a large walk-in shower with a mains-fed waterfall shower, a freestanding clawfoot bath, a vanity hand wash basin, and a low-flush WC. The bathroom has Lime-style splashback, laminated wood flooring, a chrome towel radiator, ceiling coving, and a front-facing UPVC double-glazed window.

OUTSIDE

The property boasts an extensive block-paved driveway with gated access to the rear, where there is a paved patio seating area, and gate access to a spacious garden primarily laid to lawn with two additional patio seating

areas. An insulated garden gym, fitted with UPVC double-glazed windows, French doors, power, and lighting, is also located here.

40 SPITAL ROAD





40 SPITAL ROAD

ADDITIONAL INFORMATION

Local Authority – Bassetlaw

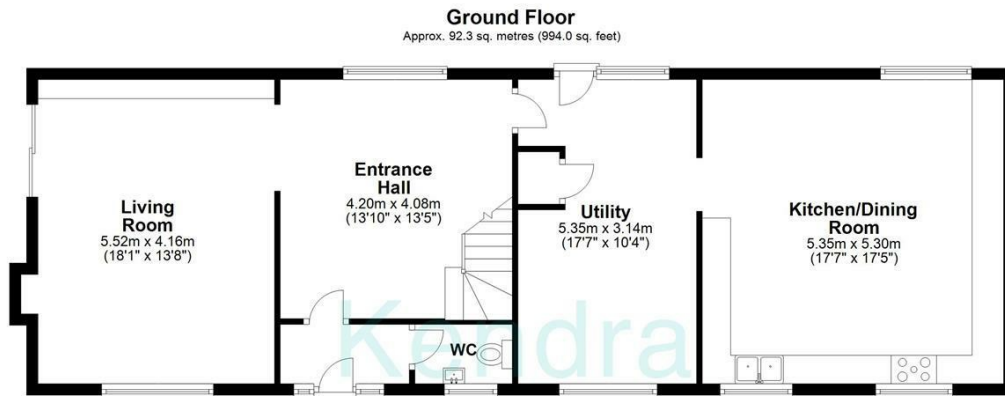
Council Tax – Band

Viewings – By Appointment Only

Floor Area – 2009.30 sq ft

Tenure – Freehold





Total area: approx. 186.7 sq. metres (2009.3 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		83
(69-80) C		
(55-68) D	58	
(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
Kendracob@jbs-estates.com

Kendra
Jacob

Powered by
JBS Estates