



32 ROYDS CRESCENT WORKSOP, S80 3HF

£150,000
FREEHOLD

For sale is this beautifully presented, deceptively spacious three bedroom family home, situated in a much sought after village location, close to local shops, schools and amenities.

This property features a welcoming entrance hallway leading to spacious living areas, including a dining room, a generous living room with garden access, and a modern fitted kitchen. The ground floor also offers a convenient WC/utility room and inner hallway with storage. Upstairs, there are three double bedrooms, including a stunning master bedroom with an en-suite, and a family bathroom with a three-piece suite. Outside, the front boasts a large driveway, while the rear offers a low-maintenance block-paved garden with lighting and a water tap. Stylish finishes include laminated wood and tiled flooring, UPVC double glazing, and central heating throughout.

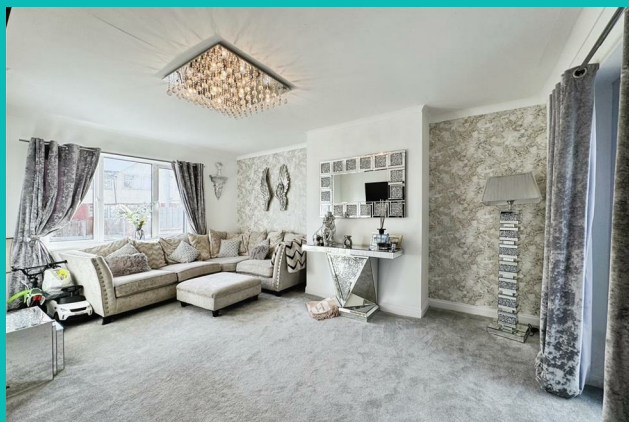
**Kendra
Jacob**

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32 ROYDS CRESCENT

- Beautifully presented three bedroom family home
- Two reception rooms
- Modern kitchen with fitted appliances
- Downstairs WC/ Utility room
- Three double bedrooms
- Luxury bathroom suite
- Extensive pebbled driveway
- Enclosed low maintenance enclosed garden
- Much sought after village location
- Close to local shops, schools & amenities



ENTRANCE HALLWAY

Featuring a composite entrance door leading into the hallway, with laminated wood flooring, a staircase rising to the first-floor landing, and a door providing access to the dining room.

DINING ROOM

A spacious dining area with a front-facing UPVC double-glazed window, coving to the ceiling, a central heating radiator, laminated wood flooring, and a door leading to the inner hallway.

INNER HALLWAY

With a cloak cupboard, laminated wood flooring, and doors giving access to the living room, kitchen, and downstairs WC/utility room.

DOWNSTAIRS WC/UTILITY ROOM

Comprising a white low-flush WC, a pedestal hand wash basin, and space for freestanding appliances. Fully tiled walls, tiled flooring, a chrome towel radiator, coving to the ceiling, and a rear-facing obscure UPVC double-glazed window complete this space.

KITCHEN

A modern fitted kitchen with a range of wall and base units complemented by solid wood work surfaces. Features include a stainless steel sink unit with a mixer tap, partially tiled walls, tiled flooring, an electric oven, a four-ring gas hob with an electric extractor fan above, and an integrated dishwasher. There is a central heating radiator, a side-facing UPVC double-glazed window, and a rear-facing door opening into the low-maintenance garden.

LIVING ROOM

A generously sized and attractive living room with a front-facing UPVC double-glazed window and rear-facing UPVC double-glazed French doors opening into the garden. Additional features include coving to the ceiling and a central heating radiator.

FIRST FLOOR LANDING

With coving to the ceiling, a hatch providing access to the loft space, and doors leading to three double bedrooms and the family bathroom.

MASTER BEDROOM

A stunning master bedroom featuring a rear-facing UPVC double-glazed window, two front-facing Velux windows, a central heating radiator, and an en-suite bathroom with a shower mixer tap, floor tiling, and a small dressing area.

BEDROOM TWO

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

BEDROOM THREE

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

FAMILY BATHROOM

Fitted with a white three-piece suite comprising a panelled bath with an overhead electric shower, a pedestal hand wash basin, and a low-flush WC. The bathroom is fully tiled, with tiled flooring, a chrome towel radiator, and a rear-facing obscure UPVC double-glazed window.

OUTSIDE

The front of the property features an extensive pebble driveway, bordered by a brick-built wall and gated access to the rear. The rear of the property boasts a low-maintenance block-paved garden, complete with outside lighting and a water tap.

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ADDITIONAL INFORMATION

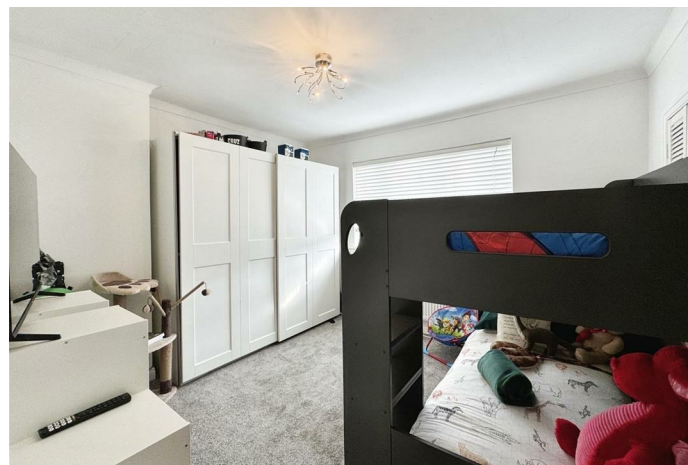
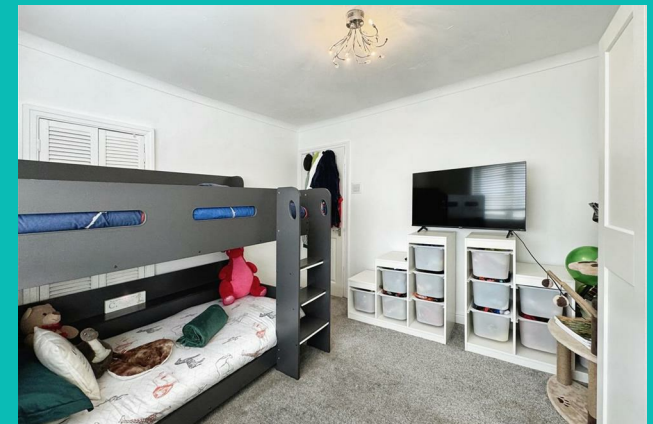
Local Authority – Bassetlaw

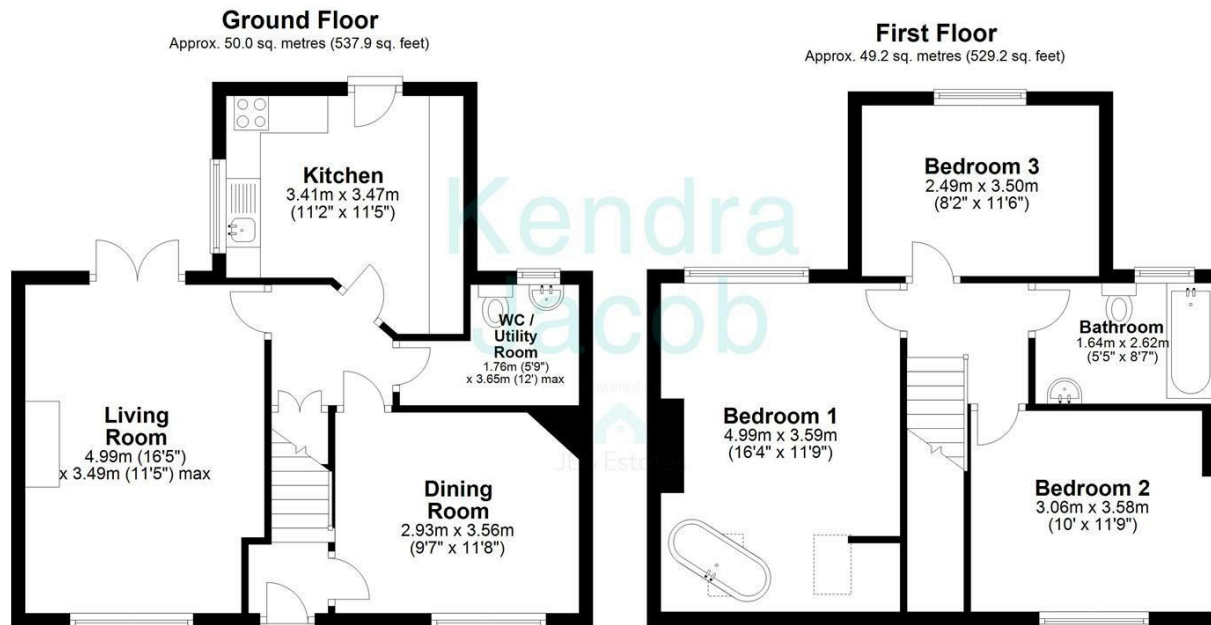
Council Tax – Band A

Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Freehold





Total area: approx. 99.1 sq. metres (1067.2 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		82
(81-91) B		
(69-80) C	63	
(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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