

10 ROBEY VALE WORKSOP, S81 8WG

£500,000
FREEHOLD

****GUIDE PRICE £500,000-£520,000****

For sale is this executive style five bedroom detached family home, situated on a small modern development in the popular village of Shireoaks, close to local shops, restaurants, schools and amenities. This elegant property features a welcoming entrance hallway with tiled flooring, spindle balustrades, and access to multiple living areas, including a spacious living room, a formal dining room (currently used as a playroom), a study, and an open-plan kitchen-dining-orangery. The modern kitchen boasts high-quality fittings, integrated appliances, and seamless access to the utility room. The orangery and living room both provide French doors leading to the landscaped rear garden. Upstairs, a galleried landing leads to five generously sized bedrooms, including a master suite with a dressing area and en-suite shower room. Bedroom two also benefits from an en-suite, while the remaining bedrooms are served by a stylish family bathroom with a four-piece suite. Externally, the property offers a front lawn with countryside views, a block-paved driveway with parking for multiple vehicles, and a detached double garage. The enclosed rear garden features a patio area, lawn, raised flower beds, and convenient outdoor amenities.

**Kendra
Jacob**

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10 ROBNEY VALE

- Stunning executive style five bedroom detached family home.
- ****GUIDE PRICE £500,000-£520,000****
- Spacious entrance hallway with tiled flooring, spindle balustrades, and access to multiple reception rooms.
- Open-plan kitchen-dining-orangery with modern appliances, integrated storage, and French doors to the rear garden.
- Generously sized living room with dual-aspect windows and French doors opening onto the landscaped garden.
- Five double bedrooms, including a master suite with a dressing area and en-suite shower room.
- Additional en-suite to the second bedroom and a stylish family bathroom with a four-piece suite.
- Landscaped rear garden with a patio, lawn, raised flower beds, outdoor lighting, and a water tap.
- Front lawn with countryside views, block-paved driveway for multiple vehicles, and a detached double garage.



ENTRANCE HALLWAY

A front-facing composite entrance door opens into this stunning entrance hallway. The space features two front-facing UPVC double-glazed windows, spindle balustrades leading to a galleried landing, a central heating radiator, tiled flooring, and doors providing access to the open-plan kitchen-dining-orangery, dining room, study, and downstairs WC.

LIVING ROOM

A charming and spacious living room with a front-facing UPVC double-glazed window, rear and side UPVC double-glazed windows, and French doors opening onto the rear garden. The room also benefits from two central heating radiators and a door leading to the open-plan kitchen-dining-orangery.

OPEN PLAN KITCHEN/DINING/ORANGERY

The kitchen features a quality range of wall and base units with complementary work surfaces, incorporating a stainless steel sink unit with a mixer tap, a fitted electric double oven, a five-ring gas hob with an electric extractor fan above, and integrated appliances including a dishwasher and wine cooler. Side and rear-facing UPVC double-glazed windows allow for natural light. Additional features include an electric extractor fan, ceiling downlights, and tiled flooring continuing into the dining area.

The dining area includes a central heating radiator, a large understairs storage cupboard, and a door leading to the utility room. The orangery boasts a decorative rear-facing UPVC double-glazed window, a side-facing UPVC double-glazed window, and French doors opening onto the rear garden. There are also side-facing velux windows and a central heating radiator.

UTILITY ROOM

Fitted with base units and complementary work surfaces, the utility room has space for freestanding appliances such as an American-style fridge freezer, a washing machine, and a tumble dryer. A wall-mounted combi boiler is housed within a matching cupboard. Additional features include tiled flooring, a central heating radiator, and a side-facing composite entrance door leading to the block-paved driveway.

DINING ROOM

Accessed via double doors from the entrance hallway, the dining room includes a front-facing UPVC double-glazed window and a central heating radiator. This room is currently used as a playroom.

STUDY

A good-sized study with a front-facing UPVC double-glazed window and a central heating radiator.

DOWNSTAIRS WC

Comprising a low-flush WC and a pedestal hand wash basin in white. The room has part-tiled walls, tiled flooring, a central heating radiator, and a side-facing obscure UPVC double-glazed window.

FIRST FLOOR LANDING

A stunning galleried landing featuring spindle balustrades, three front-facing UPVC double-glazed windows, ceiling downlights, a central heating radiator, a storage/cylinder cupboard, and doors leading to five bedrooms and the family bathroom.

MASTER BEDROOM

An attractive master bedroom featuring a dressing area with

mirrored wardrobes along one wall and a rear-facing UPVC double-glazed window. The spacious bedroom includes another rear-facing UPVC double-glazed window, two central heating radiators, and a door to the en-suite shower room.

EN-SUITE SHOWER ROOM

A high-quality suite in white, comprising a double shower unit with a mains shower, a pedestal hand wash basin, and a low-flush WC. The room features part-tiled walls, a laminate-effect vinyl floor, a central heating radiator, ceiling downlights, an electric extractor fan, and a side-facing obscure UPVC double-glazed window.

BEDROOM TWO

A beautiful double bedroom with a front-facing UPVC double-glazed window overlooking the countryside, a central heating radiator, and a door leading to the en-suite shower room.

BEDROOM TWO EN-SUITE SHOWER ROOM

This en-suite includes a shower unit with a mains shower, a pedestal hand wash basin, and a low-flush WC. The space also benefits from part-tiled walls, ceiling downlights, a radiator, laminate-effect flooring, and an electric extractor fan.

BEDROOM THREE

A generously sized double bedroom with a front-facing UPVC double-glazed window overlooking the countryside and a central heating radiator.

BEDROOM FOUR

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

BEDROOM FIVE

Currently used as a nursery, this fifth double bedroom features a rear-facing UPVC double-glazed window, a central heating radiator, and a feature wood-panelled wall.

BATHROOM

A spacious four-piece suite in white, comprising a panelled bath, a walk-in shower unit with a mains shower, a pedestal hand wash basin, and a low-flush WC. The bathroom has part-tiled walls, ceiling downlights, a central heating radiator, laminate-effect flooring, an electric extractor fan, and a side-facing obscure UPVC double-glazed window.

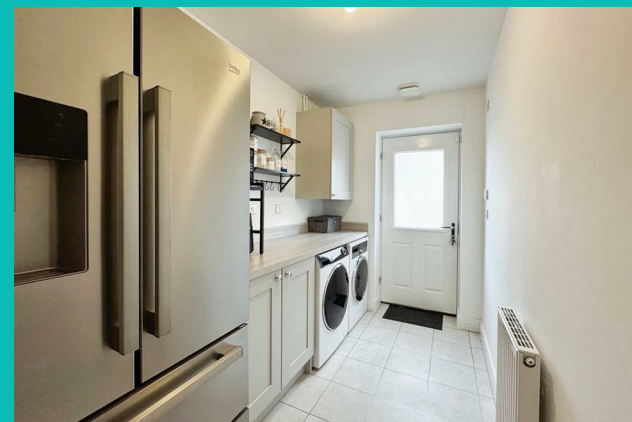
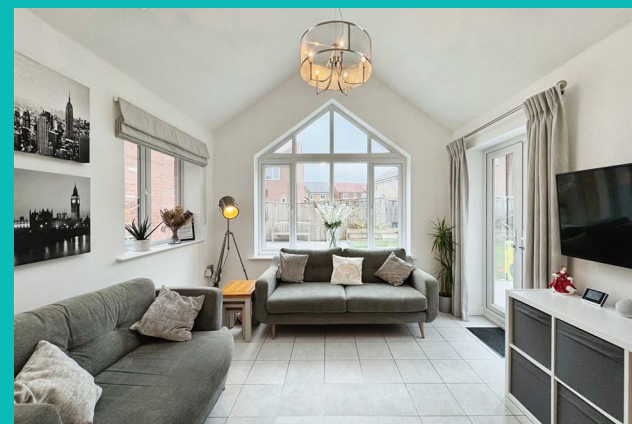
OUTSIDE

To the front of the property, there is an open-plan lawned garden with stunning countryside views, a block-paved driveway providing off-road parking for several vehicles, and access to a detached double garage. A gated path leads to the rear garden, which has been recently landscaped to include an extensive paved patio seating area, a lawn, raised flower beds, outside lighting, and a water tap.

DETACHED DOUBLE GARAGE

A spacious detached double garage featuring two up-and-over doors, power, and lighting, along with modern downlighting to the ceiling. This versatile space offers fantastic potential for conversion—whether you envision a home gym, a workshop, annex or a creative studio, the possibilities are endless.

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ADDITIONAL INFORMATION

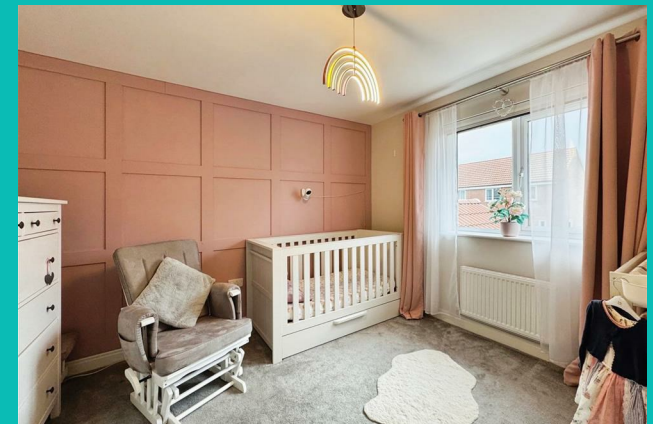
Local Authority – Bassetlaw

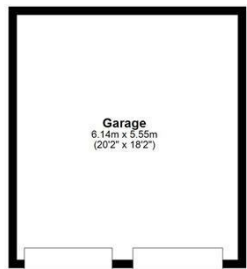
Council Tax – Band E

Viewings – By Appointment Only

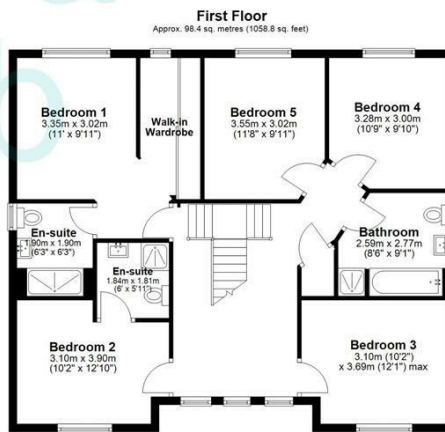
Floor Area – 2524.10 sq ft

Tenure – Freehold





Ground Floor
Approx. 135.1 sq. metres (1460.3 sq. feet)



First Floor
Approx. 98.4 sq. metres (1058.8 sq. feet)

Total area: approx. 234.5 sq. metres (2524.1 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	86	
(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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