

7 COLLIER GARDENS COSTHORPE, WORKSOP, S81 9GE

£170,000
FREEHOLD

*** FIRST TIME BUYERS SCHEME ONLY***

MUST LIVE IN THE BASSETLAW AREA, CONTACT US TO FIND OUT IF YOUR ELIGIBLE!

For sale is this stylish three-bedroom semi-detached family home, located in the highly sought-after area of Costhorpe. The property is conveniently situated near local shops, schools, and amenities, making it an ideal choice for families. It also offers excellent transport links, being close to both the A1 and M1 motorways, perfect for commuters. This beautifully presented property features a welcoming entrance hallway with ample storage and access to a downstairs WC, a modern kitchen-diner with integrated appliances, and a spacious living room with French doors opening onto a landscaped rear garden. Upstairs, the first-floor landing leads to three well-sized bedrooms, including a master bedroom with an ensuite, and a family bathroom. Outside, the property boasts an open-plan front garden with a driveway for multiple vehicles and a landscaped rear garden with seating areas. Stylish and practical, this home is ideal for modern family living.

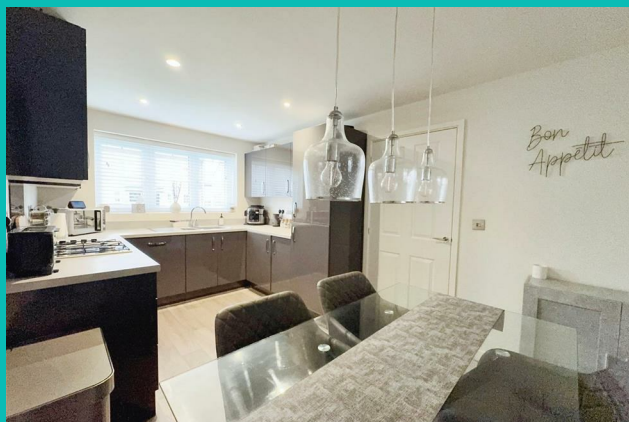
**Kendra
Jacob**

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- *** FIRST TIME BUYERS SCHEME ONLY***
- Located in the highly sought-after area of Costhorpe.
- Close to local shops, schools, and essential amenities.
- Ideal for families seeking a well-connected location.
- Excellent transport links to the A1 and M1 motorways.
- Welcoming entrance hallway with storage and a downstairs WC.
- Modern kitchen-diner with integrated appliances and ample space.
- Spacious living room with French doors leading to a landscaped rear garden.
- Master bedroom with ensuite, plus two additional well-sized bedrooms.
- Open-plan front garden, long driveway for multiple vehicles, and a landscaped rear garden with seating areas.



ENTRANCE HALLWAY

Featuring a composite, front-facing entrance door leading into a well-appointed and tastefully decorated hallway. The hallway includes a large storage cupboard, central heating radiator, and a spindle staircase ascending to the first-floor landing. Doors provide access to the downstairs WC, kitchen-diner, and living room.

DOWNSTAIRS WC

Fitted with a white suite comprising a low-flush WC, a corner hand wash basin with tiled splashback, a central heating radiator, and a laminated wood-effect vinyl floor covering. A front-facing, obscure UPVC double-glazed window allows natural light.

KITCHEN DINER

The kitchen features a modern, high-quality range of high-gloss wall and base units with complementary work surfaces. It includes a stainless steel sink unit with a mixer tap, a fitted electric oven, a four-ring gas hob with an electric extractor fan above, and integrated appliances such as a fridge-freezer, dishwasher, and washing machine. The ceiling is fitted with downlights, and a front-facing UPVC double-glazed window adds brightness. The laminated wood-effect vinyl floor extends seamlessly into the dining area, which includes a central heating radiator.

LIVING ROOM

A spacious and inviting living room with rear-facing UPVC double-glazed French doors opening onto the rear garden. The room includes a central heating radiator and a feature cinema wall with stylish wood panelling.

FIRST FLOOR LANDING

The landing boasts spindle balustrades, a central heating radiator, a large storage cupboard with shelving, and an access hatch to the loft space. Doors lead to three bedrooms and the family bathroom.

MASTER BEDROOM

An attractive master bedroom with a rear-facing UPVC double-glazed window, a central heating radiator, and a door leading to the ensuite shower room.

EN-SUITE SHOWER ROOM

A modern white three-piece suite comprising a walk-in shower unit with a mains-fed shower, a pedestal hand wash basin, and a low-flush WC. Additional features include an electric extractor fan, a central heating radiator, recessed ceiling lighting, a tile-effect vinyl floor covering, and a side-facing obscure UPVC double-glazed window.

BEDROOM TWO

A spacious double bedroom with a front-facing UPVC double-glazed window and a central heating radiator.

BEDROOM THREE

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

FAMILY BATHROOM

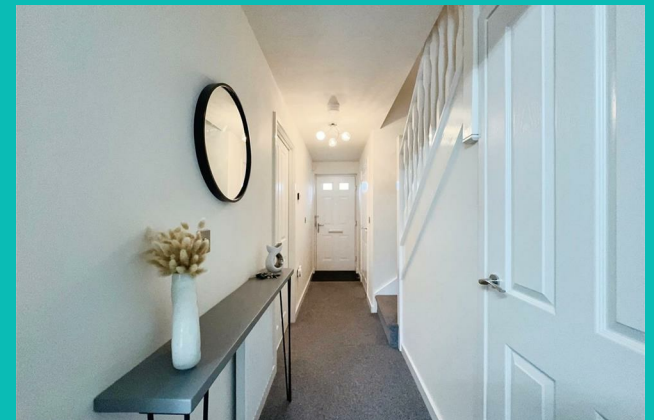
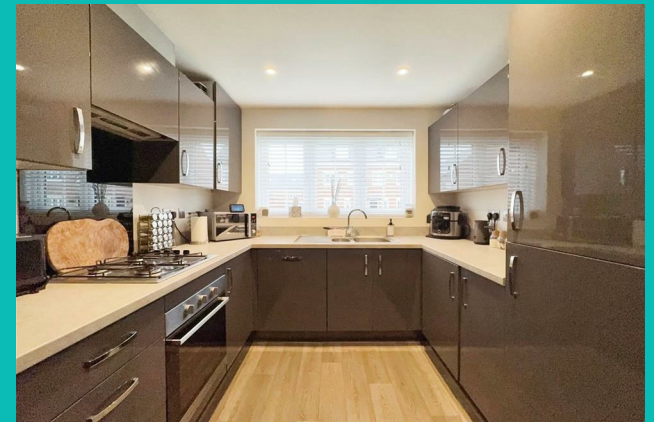
Fitted with a quality white suite comprising a panelled bath with an overhead mains shower and glass shower screen, a pedestal hand wash basin, and a low-flush WC. Additional details include tiled splashbacks, a tile-effect

vinyl floor covering, a central heating radiator, an electric extractor fan, and a front-facing obscure UPVC double-glazed window.

OUTSIDE

At the front of the property, there is an open-plan garden primarily laid to lawn, alongside a long driveway providing parking for multiple vehicles and gated access to the rear garden. The rear garden is landscaped and includes a small patio seating area, a lawn, and a raised decked seating area.

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ADDITIONAL INFORMATION

Local Authority – Bassetlaw

Council Tax – Band

Viewings – By Appointment Only

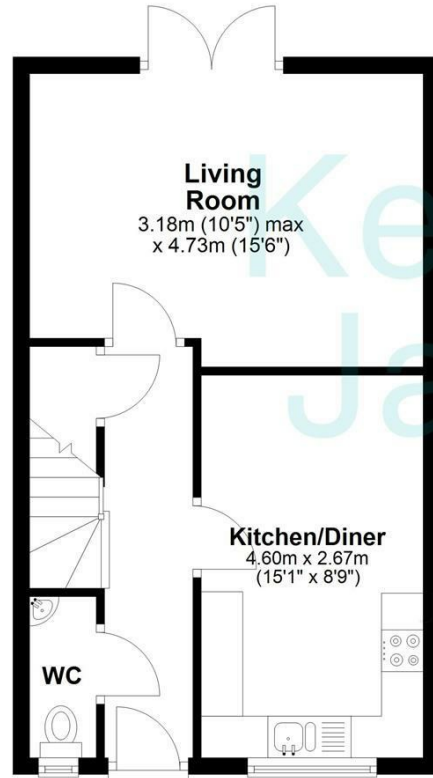
Floor Area – 832.30 sq ft

Tenure – Freehold



Ground Floor

Approx. 38.6 sq. metres (415.2 sq. feet)



First Floor

Approx. 38.7 sq. metres (417.1 sq. feet)



Total area: approx. 77.3 sq. metres (832.3 sq. feet)



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