



## 38 BOSCOMBE ROAD WORKSOP, S81 7SB

**£440,000**  
**FREEHOLD**

\*\*\*GUIDE PRICE £440,000 - £460,000\*\*\*

This executive-style five-bedroom detached family home is situated in the highly sought-after area of Gateford, Worksop. Ideally located close to local schools, shops, amenities, and excellent transport links via the A1 and M1 motorways, this beautifully presented property offers spacious and modern living. The ground floor features a welcoming entrance hallway, a generous living room, a stylish open-plan breakfast kitchen with a sitting area, a dining room, a study, a utility room, and a downstairs WC. Upstairs, there are five well-proportioned bedrooms, including a stunning master suite with an ensuite, a second ensuite bedroom, and a contemporary family bathroom. Outside, the property boasts an attractive front garden, a landscaped rear garden with a decked and patio seating area, a block-paved driveway, and a detached double garage. Perfect for families seeking a high-quality home in a desirable location.

No Upper Chain

**Kendra  
Jacob**

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# 38 BOSCOMBE ROAD

- \*\*\*GUIDE PRICE £440,000 - £460,000\*\*\*
- Executive-style five-bedroom detached family home in Gateford, Worksop.
- Located close to local schools, shops, amenities, and A1/M1 motorway links.
- Spacious entrance hallway leading to multiple reception rooms.
- Generous living room with French doors opening to the garden.
- Stylish open-plan breakfast kitchen with sitting area and integrated appliances.
- Five well-proportioned bedrooms, including two with ensuite bathrooms.
- Contemporary family bathroom with a four-piece suite.
- Landscaped rear garden with decked and patio seating areas.
- Block-paved driveway and detached double garage for ample parking.



## ENTRANCE HALLWAY

Featuring a front-facing composite door leading into the well-appointed and tastefully decorated entrance hallway. The space includes coving to the ceiling, two central heating radiators, a large under-stair storage cupboard, laminated wood flooring, and a spindle staircase leading to the first-floor landing. Doors provide access to the living room, open-plan breakfast kitchen/sitting room, study, and downstairs WC.

## STUDY

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

## LIVING ROOM

A charming and generously sized living room, beautifully decorated with a side-facing UPVC double-glazed window, rear-facing UPVC double-glazed windows, and French doors opening onto the decked seating area in the garden. The room features coving to the ceiling, two central heating radiators, and a stone-effect decorative fireplace as the focal point.

## DINING ROOM

An attractive dining room with a front-facing UPVC double-glazed bay window, coving to the ceiling, and a central heating radiator.

## DOWNSTAIRS WC

Comprising a low-flush WC, pedestal hand wash basin with tiled splashback, tile-effect laminate flooring, coving to

the ceiling, a central heating radiator, and a side-facing obscure UPVC double-glazed window.

## OPEN-PLAN KITCHEN SITTING ROOM

The kitchen is fitted with a range of high-gloss white wall and base units with complementary work surfaces incorporating a sink unit with a mixer tap. Appliances include a fitted electric double oven, a four-ring gas hob with an electric extractor fan above, and integrated fridge, freezer, and dishwasher. The walls are partially tiled, with a rear-facing UPVC double-glazed window, downlighting to the ceiling, a breakfast bar, and tiled flooring that extends into the sitting room and utility room.

The sitting room is light and airy, featuring rear and side-facing UPVC double-glazed windows, as well as side-facing UPVC double-glazed French doors leading onto the decked seating area in the garden. Additional features include coving to the ceiling and two central heating radiators.

## UTILITY ROOM

Comprising a range of wall and base units with complementary work surfaces incorporating a sink unit with a mixer tap. There is space for freestanding appliances, including a washing machine and tumble dryer. The room also houses a wall-mounted central heating boiler, a central heating radiator, partially tiled walls, a tiled floor, and a side-facing composite entrance door providing access to the rear garden.

## FIRST FLOOR LANDING

Featuring spindle balustrades, a cylinder cupboard, an

access hatch to the loft space, and doors leading to five bedrooms and the family bathroom.

#### **MASTER BEDROOM**

A beautifully presented master bedroom with a front-facing UPVC double-glazed window, coving to the ceiling, a central heating radiator, and fitted wardrobes along one wall. A door leads to the ensuite shower room.

#### **EN-SUITE SHOWER ROOM**

A three-piece suite in white comprising a double walk-in shower unit with a mains-powered shower, pedestal hand wash basin, and low-flush WC. The walls are partially tiled, with a tile-effect vinyl floor covering, coving to the ceiling, a central heating radiator, an electric extractor fan, and a side-facing obscure UPVC double-glazed window.

#### **BEDROOM TWO**

A bright and airy double bedroom with a rear-facing UPVC double-glazed window, a central heating radiator, fitted double wardrobes along one wall, and a door leading to the ensuite shower room.

#### **EN-SUITE SHOWER**

Comprising a walk-in shower unit with a mains shower, pedestal hand wash basin, and low-flush WC. The walls are partially tiled, with a central heating radiator, an electric extractor fan, and a rear-facing obscure UPVC double-glazed window.

#### **BEDROOM THREE**

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

#### **BEDROOM FOUR**

An attractive double bedroom with a rear-facing UPVC double-glazed window, coving to the ceiling, a central heating radiator, and fitted triple wardrobes along one wall.

#### **BEDROOM FIVE**

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

#### **FAMILY BATHROOM**

A four-piece suite comprising a panelled bath, walk-in shower unit with a mains-powered shower, pedestal hand wash basin, and low-flush WC. The walls are partially tiled, with coving to the ceiling, a central heating radiator, an electric extractor fan, a shaver point, and a rear-facing obscure UPVC double-glazed window.

#### **OUTSIDE**

##### **Front Garden**

The front of the property features an attractive landscaped garden, mainly laid to lawn with well-stocked borders. To the side, a block-paved driveway leads to the detached double garage and provides gated access to the rear garden.

##### **Rear Garden**

A beautifully maintained rear garden, mainly laid to lawn with low-maintenance pebbled borders, an extensive paved patio seating area, outdoor lighting, and a water tap.

#### **DETACHED DOUBLE GARAGE**

Featuring two up-and-over doors, a side composite entrance door, power, and lighting.

## **38 BOSCOMBE ROAD**









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### ADDITIONAL INFORMATION

**Local Authority** – Bassetlaw

**Council Tax** – Band F

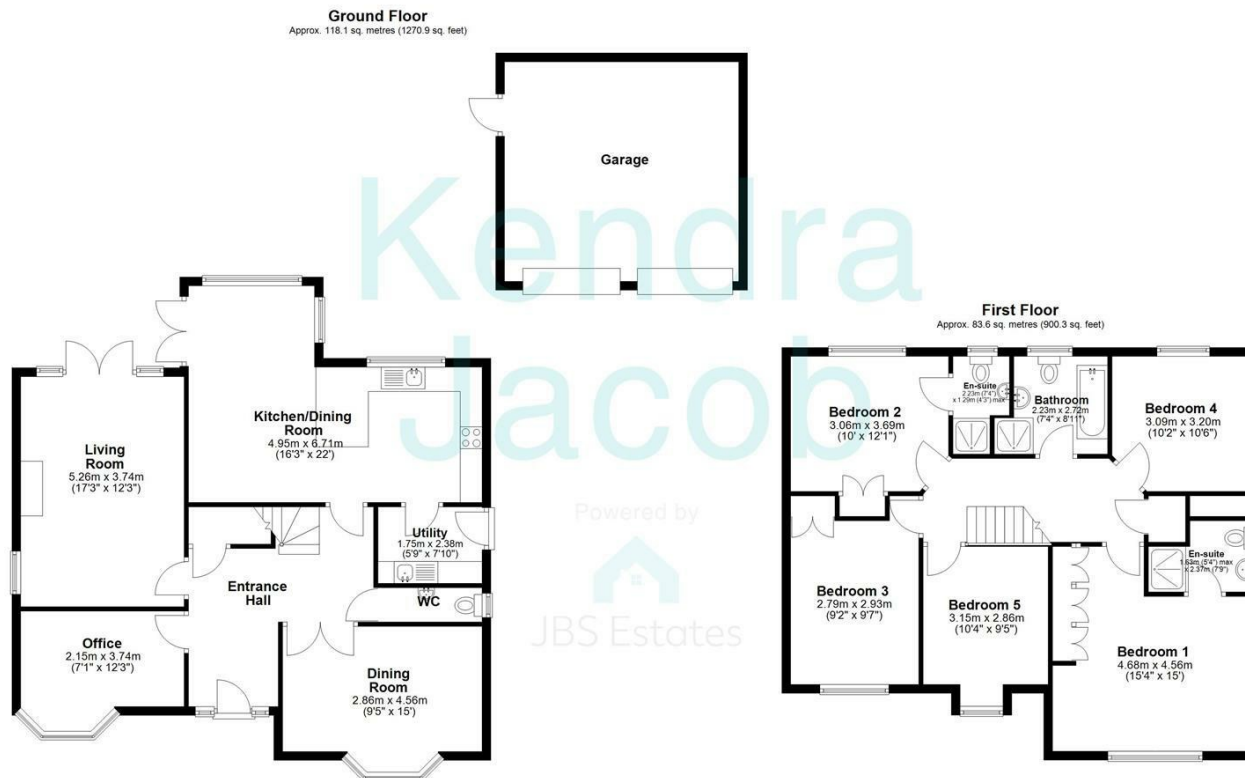
**Viewings** – By Appointment Only

**Floor Area** – 2171.30 sq ft

**Tenure** – Freehold



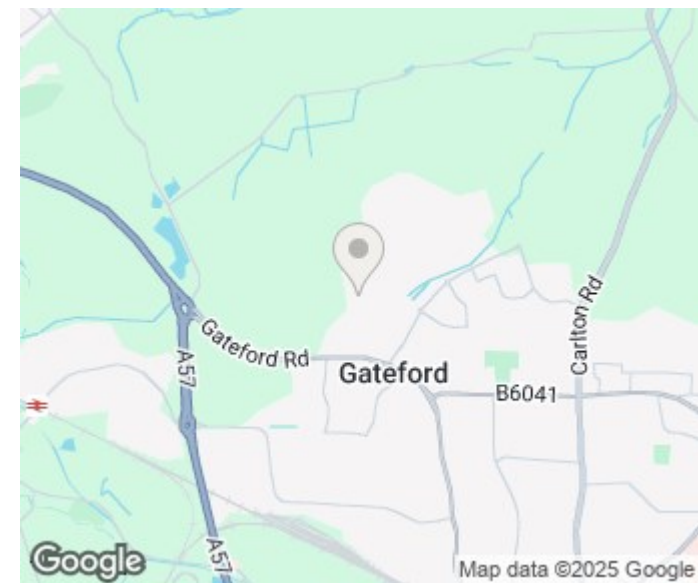




Total area: approx. 201.7 sq. metres (2171.3 sq. feet)

The floorplans provided are for illustrative purposes only and may not represent the exact scale, dimensions, or specifications of the property. Measurements are approximate and should not be relied upon for any legal or financial decisions. It is the responsibility of the buyer, tenant, or their representatives to verify the accuracy of the details provided herein. For exact measurements, professional advice, or any other clarifications, please consult a licensed surveyor or property expert.

Plan produced using PlanUp.



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	78	85
	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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