



## 35 MEADOW ROAD WORKSOP, S80 3QE

**£275,000**  
**FREEHOLD**

\*\*\*\*\*GUIDE PRICE £275,000-£285,000\*\*\*\*\*

This well-presented four-bedroom detached family home is situated in the highly sought-after area of St Annes, Worksop, offering convenient access to Worksop town centre, excellent local schools, amenities, and superb transport links. The property features a welcoming entrance hallway, a beautifully spacious living room, a stylish dining room with French doors leading to the rear garden, a well-equipped kitchen, and a convenient downstairs WC. Upstairs, there are four generously sized bedrooms, including a stunning master bedroom with an ensuite shower room, along with a modern family bathroom. Externally, the home boasts a well-maintained front garden, a long block-paved driveway leading to the garage, and gated side access to a larger-than-average enclosed rear garden with two paved patio seating areas, a lawn, and a garden shed. This fantastic family home offers both space and style, making it an ideal choice for those looking to settle in a prime location.

**Kendra  
Jacob**

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# 35 MEADOW ROAD

- Well-presented four-bedroom detached family home in the sought-after area of St Annes, Workson.
- Ideally located close to Workson town centre, excellent schools, amenities, and transport links.
- Spacious living room with a large bay window, creating a bright and inviting space.
- Modern dining room with French doors leading to a lovely rear garden.
- Well-equipped kitchen with ample storage and space for appliances.
- Convenient downstairs WC and a welcoming entrance hallway with storage.
- Four generously sized bedrooms, including a master with an ensuite shower room.
- Stylish family bathroom with a bath, shower screen, and vanity unit.
- Large rear garden with patio seating areas, lawn, and a garden shed.
- Driveway and garage providing off-road parking, plus gated side access.



## ENTRANCE HALLWAY

A welcoming entrance hallway featuring a side-facing composite entrance door, a spacious storage cupboard, a charming spindle staircase leading to the first-floor landing, a central heating radiator, and elegant laminated wood flooring.

## LIVING ROOM

A beautifully proportioned living room, boasting a front-facing UPVC double-glazed square bay window, an additional decorative UPVC double-glazed window to the front, and two central heating radiators, creating a warm and inviting atmosphere.

## DOWNSTAIRS WC

A well-appointed downstairs WC, comprising a white low-flush WC, a vanity hand wash basin with tiled splashback, a stylish wood-panelled feature wall, a central heating radiator, laminated wood flooring, and a side-facing obscure UPVC double-glazed window.

## KITCHEN

A superbly designed kitchen fitted with a range of wall and base units, complemented by sleek work surfaces incorporating a stainless steel sink unit with a mixer tap. There is ample space for freestanding appliances, including a fridge freezer, gas cooker with an electric extractor fan above, washing machine, tumble dryer, and slimline dishwasher. The walls are partially tiled, and the space benefits from a central heating radiator, high-quality flooring, a rear-facing UPVC double-glazed window, and a side-facing UPVC double-glazed entrance door.

## DINING ROOM

A generously sized dining room with rear-facing UPVC double-glazed French doors that open onto a delightful paved patio seating area, perfect for entertaining. A central heating radiator and laminated wood flooring complete the space.

## FIRST FLOOR LANDING

Featuring a side-facing UPVC double-glazed window, elegant spindle balustrades, a large understairs storage cupboard, and doors leading to four bedrooms and the family bathroom.

## MASTER BEDROOM

A stylish and spacious master bedroom with a front-facing UPVC double-glazed square bay window, a central heating radiator, and a private door leading to the ensuite shower room.

## EN-SUITE SHOWER ROOM

A modern ensuite shower room, comprising in white of a corner walk-in shower unit with a mains run waterfall shower, a vanity low-flush WC, a vanity hand wash basin, fully tiled walls, a tiled floor covering, a chrome towel radiator, ceiling downlights, an electric extractor fan, and a side-facing obscure UPVC double-glazed window.

## BEDROOM TWO

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

### **BEDROOM THREE**

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

### **BEDROOM FOUR**

A charming fourth bedroom, featuring a front-facing UPVC double-glazed window and a central heating radiator.

### **FAMILY BATHROOM**

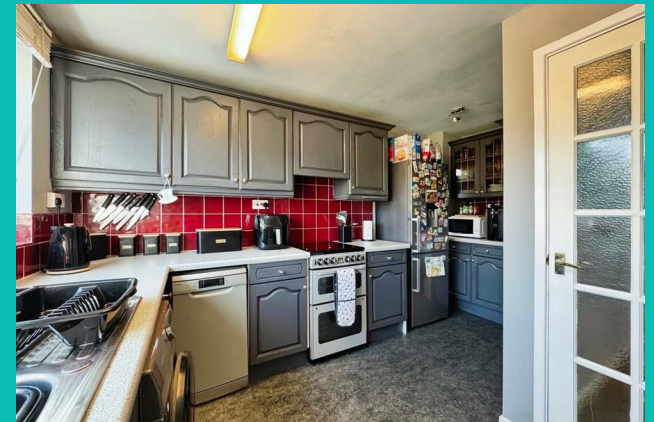
A luxurious family bathroom suite in classic white, comprising a panelled bath with a shower mixer tap and glass shower screen, a vanity hand wash basin, and a low-flush WC. The walls are partially tiled, and the space benefits from vinyl tiles, ceiling downlighting, a towel radiator, and a side-facing obscure UPVC double-glazed window.

### **OUTSIDE**

The front of the property boasts an open-plan garden, predominantly laid to lawn, alongside a long block-paved driveway leading to the garage, which features an up-and-over door, power, side entrance door and lighting. Gated side access leads to the rear garden.

To the rear, a generously sized enclosed garden offers two expansive paved patio seating areas, a lawn with low-maintenance borders, a garden shed, outdoor lighting, and a water tap – an ideal space for relaxation and entertaining.

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### ADDITIONAL INFORMATION

**Local Authority** – Bassetlaw

**Council Tax** – Band D

**Viewings** – By Appointment Only

**Floor Area** – 1243.70 sq ft

**Tenure** – Freehold

