



8 GRANGE FARM COURT

WORKSOP, S81 8SN

£240,000
FREEHOLD

This stylish two-bedroom property is situated in the highly sought-after village location of Woodsetts, offering easy access to Worksop, Sheffield, and Rotherham. The home boasts a spacious entrance porch, leading into an impressive open-plan kitchen/diner with high-quality fittings and integrated appliances. The bright living room features French doors opening to the rear garden, which is beautifully landscaped with Mediterranean-style elements. Upstairs, the master bedroom offers ample storage with fitted wardrobes, while the second double bedroom is also well-proportioned. The modern bathroom suite includes a bath with an overhead shower. Outside, the front courtyard is finished with porcelain paving and raised flower beds, while the rear garden offers a peaceful retreat with a decked seating area and pergola. The property also benefits from a garage with power and light. This beautifully presented home is perfect for those looking for a stylish and well-located property in a desirable village setting.

**Kendra
Jacob**

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8 GRANGE FARM COURT

- Stylish two-bedroom property in the sought-after village of Woodsetts.
- Conveniently located near Worksop, Sheffield, and Rotherham.
- Spacious entrance porch with double-glazed windows and tiled flooring.
- High-quality open-plan kitchen/diner with integrated appliances.
- Bright living room with French doors opening onto a rear decked seating area.
- Master bedroom with fitted wardrobes and ample storage.
- Second double bedroom with a front-facing window and central heating.
- Modern bathroom suite with a bath, overhead shower, and vanity wash basin.
- Beautifully landscaped front courtyard with porcelain paving and raised flower beds.
- Mediterranean-style rear garden with a decked seating area, pergola, and outdoor power/water.



ENTRANCE PORCH

The property welcomes you through a front-facing entrance door leading into the elegant entrance porch, featuring both front and side-facing double-glazed windows, tiled flooring, and a further door that opens into the impressive open-plan kitchen/diner.

KITCHEN DINER

This generously proportioned, high-quality kitchen/diner boasts a range of stylish wall and base units, complemented by sophisticated work surfaces. The kitchen is fitted with a stainless steel sink unit with a mixer tap and integrated appliances, including an electric oven, a four-ring induction hob with an electric extractor fan overhead, a washing machine, and a dishwasher. There is space for a freestanding fridge/freezer, and a large under-stair storage cupboard provides additional convenience. The kitchen features part-tiled walls, a tiled floor, coving to the ceiling, and downlighting. The room is well-served by two central heating radiators and is bathed in natural light thanks to the front-facing UPVC double-glazed window and two rear-facing UPVC double-glazed windows. A door leads out into the beautifully presented rear garden.

LIVING ROOM

The charming living room is bright and airy, featuring a front-facing UPVC double-glazed window and rear-facing UPVC French doors that open out onto a decked seating area in the rear garden. The room is further enhanced by coving to the ceiling, a central heating radiator, and natural oak flooring, adding a touch of warmth and character.

FIRST FLOOR LANDING

On the first floor, the landing benefits from a front-facing UPVC double-glazed window, double doors that open into a spacious storage cupboard with shelving and a hanging rail, and a central heating radiator. Doors lead to two double bedrooms and the bathroom suite.

MASTER BEDROOM

An inviting master bedroom with a front-facing UPVC double-glazed window and a rear-facing UPVC double-glazed velux window. The room is complemented by two central heating radiators and fitted wardrobes along one wall, complete with matching overhead cupboards, offering plenty of storage space.

BEDROOM TWO

A second double bedroom featuring a front-facing UPVC double-glazed window and a central heating radiator, offering a light and airy space.

BATHROOM

The bathroom suite is tastefully presented with a three-piece suite in white, comprising a panelled bath with a mains-run shower overhead and a shower screen, a vanity hand wash basin, and a low flush WC. The room is part-tiled to the walls and has tiled flooring, with a chrome towel radiator and an electric extractor fan. A rear-facing UPVC double-glazed window completes the space.

OUTSIDE

To the front of the property, you'll find a stunning courtyard with porcelain paving and raised flower beds, offering

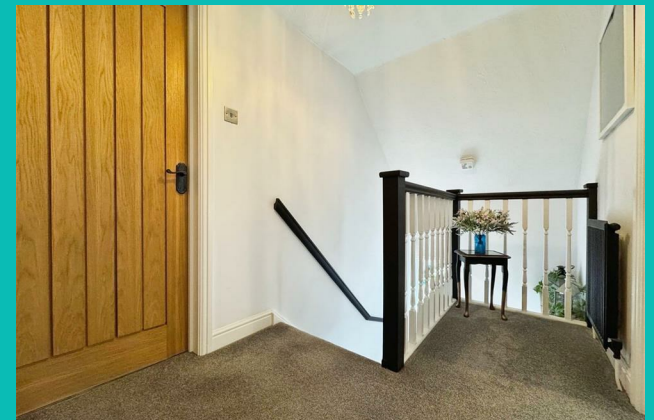
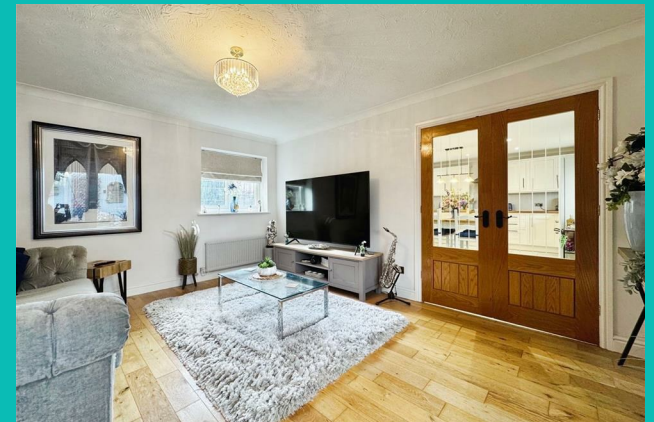
access to the rear garden and a gate leading to a shared pathway, which provides access to the garage and driveway.

At the rear of the property, there is a beautifully presented garden with a Mediterranean feel. The area is designed for low maintenance and includes a porcelain-paved seating area, raised flowerbeds, and a raised decked seating area with a pergola. Outside lighting, power, and a water tap further enhance the outdoor space.

GARAGE

A single garage with an up-and-over door and a rear entrance leading onto the front courtyard. The garage is equipped with power and light, providing convenient storage or workspace.

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ADDITIONAL INFORMATION

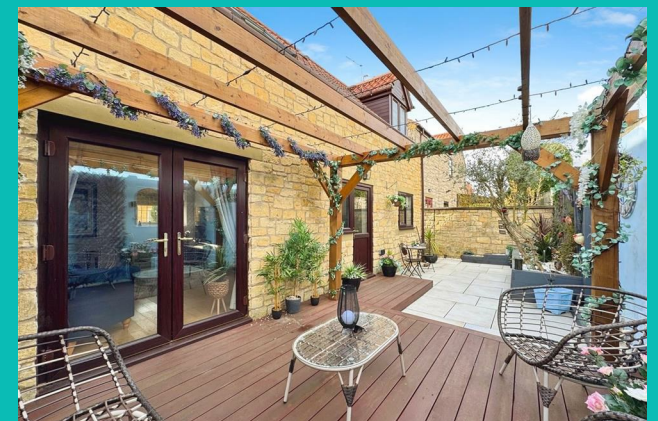
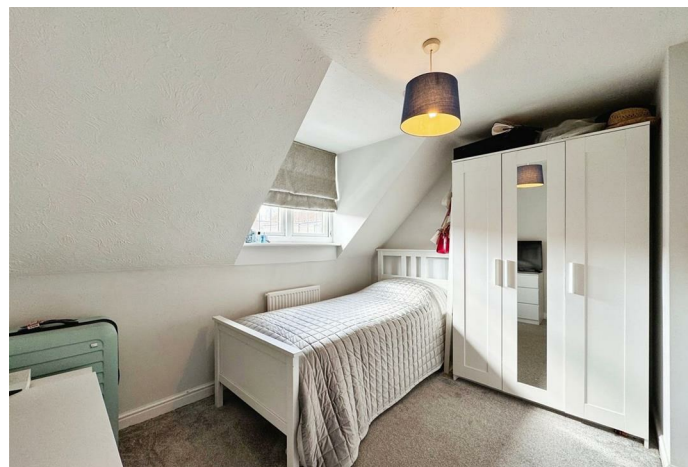
Local Authority – Bassetlaw

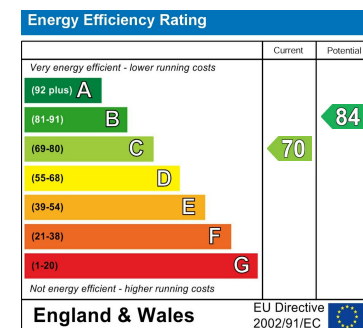
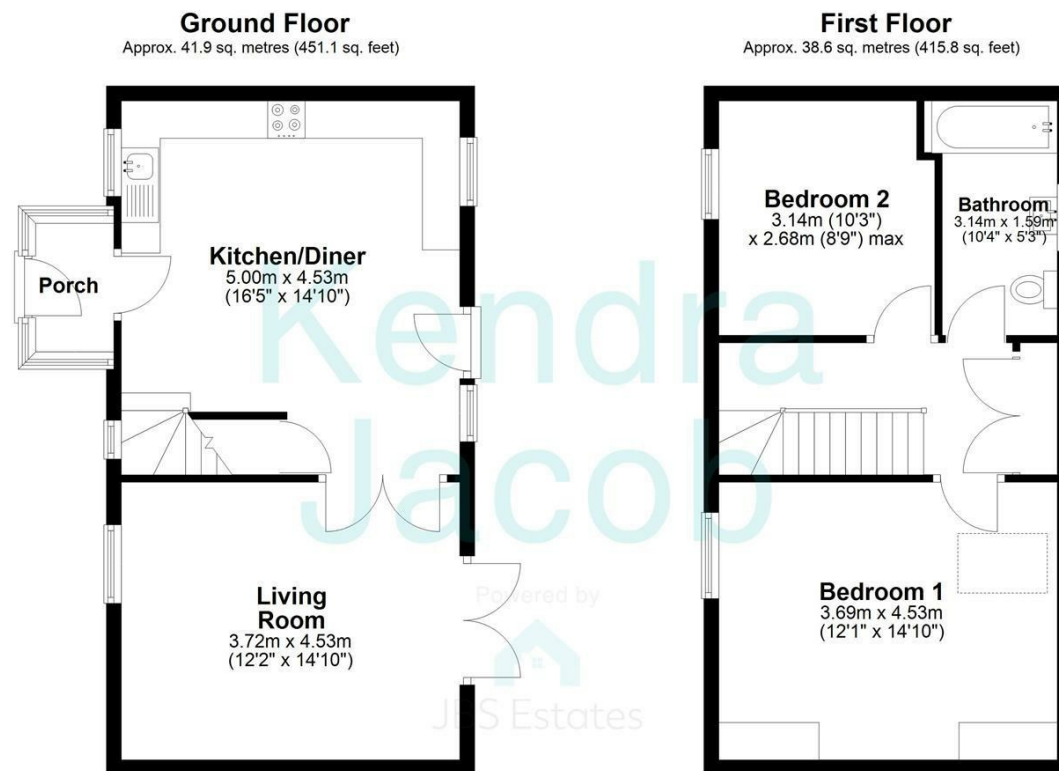
Council Tax – Band C

Viewings – By Appointment Only

Floor Area – 866.90 sq ft

Tenure – Freehold





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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