



## 41 BRAMLING CROSS MEWS WORKSOP, S81 7TF

**£475,000**  
**FREEHOLD**

\*\*\*\*\*GUIDE PRICE £480,000 - £500,000\*\*\*\*\*

This executive-style, five-bedroom detached family home is presented to showroom standards, exuding sophistication and elegance throughout. Situated in the highly sought-after area of Gateford, Worksop, the property offers easy access to local shops, schools, and amenities, as well as superb transport links, including the A1 and M1 motorways and Worksop train station. The property boasts an impressive entrance hallway leading to a spacious open-plan kitchen, sitting, and dining area, complemented by a stunning orangery. The contemporary kitchen features high-quality gloss units, quartz work surfaces, and integrated appliances, while the sitting and dining areas offer stylish living spaces. The living room is beautifully decorated with a bay window, enhancing the home's charm. Upstairs, the master bedroom offers luxury and privacy, with a stylish en-suite shower room. Four further generously sized bedrooms provide ample space for family living, with two additional en-suite shower rooms and a family bathroom suite, all finished to the highest standard. The property also features a double integral garage, utility room, and landscaped south-facing rear garden with multiple seating areas. This impeccably maintained family home is a true representation of modern living, blending style, comfort, and convenience in a popular residential location.

**Kendra  
Jacob**

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# 41 BRAMLING CROSS MEWS

• \*\*\*GUIDE PRICE £480,000 - £500,000\*\*\* • Executive-style five-bedroom detached family home presented to showroom standards. • Situated in the highly desirable Gateford area of Worksop, close to local shops, schools, and amenities. • Excellent transport links, including easy access to the A1 and M1 motorways and Worksop train station. • Impressive entrance hallway leading to a spacious open-plan kitchen, sitting, and dining area with a stunning orangery. • Modern kitchen with high-quality gloss units, quartz work surfaces, and integrated appliances. • Beautifully decorated living room with a bay window. • Master bedroom with en-suite shower room, plus four additional generously sized bedrooms. • Two additional en-suite shower rooms and a luxurious family bathroom suite. • Double integral garage, utility room, and a landscaped south-facing rear garden with multiple seating areas.



## ENTRANCE HALLWAY

A striking entrance hallway, featuring a front-facing composite entrance door and an obscured UPVC double-glazed window. The space is immaculately presented, with a beautifully decorated spindle staircase leading to the first-floor landing. A central heating radiator adds warmth and comfort, while the wood-panelled walls exude sophistication. Beneath the staircase, there is ample storage space. The quality LVT - Amtico flooring flows throughout, and doors lead to the downstairs WC, living room, and the expansive open-plan kitchen, dining, and orangery room.

## DOWNSTAIRS WC

A stylish and well-appointed WC featuring a high-quality suite in white, comprising a low-level pedestal hand wash basin with tasteful tiled splashbacks. A central heating radiator provides warmth, and the elegant floor covering adds to the refined atmosphere.

## OPEN PLAN KITCHEN DINING SITTING ROOM

The kitchen boasts a contemporary, high-quality range of high-gloss wall and base units, complemented by luxurious quartz work surfaces. It incorporates a stainless steel sink unit with a mixer tap, a fitted fan-assisted electric double oven, a five ring gas hob with an electric extractor fan above, as well as an integrated fridge freezer and dishwasher. The kitchen is partly tiled, with downlighting to the ceiling creating a warm and inviting atmosphere. Rear-facing UPVC double-glazed windows are adorned with bespoke wooden shutters, enhancing the room's charm, while the quality laminated flooring flows seamlessly into the adjoining dining and sitting areas. The sitting room is elegantly decorated, featuring a striking media wall and a rear-facing UPVC double-glazed window with bespoke wooden shutters. Two central heating radiators ensure comfort, and the same high-quality wood flooring continues into the dining area. The dining space is beautifully lit with downlighting to the ceiling and is complemented by the luxurious wood flooring, extending into the orangery.

## ORANGERY

A captivating orangery, with side and rear-facing UPVC double-glazed windows fitted with bespoke blinds, offering an abundance of natural light. Side-facing folding doors lead to a beautifully landscaped garden seating area, and the space is further enhanced by a central heating radiator.

## UTILITY ROOM

The utility room is equipped with a range of wall and base units, complemented by quartz work surfaces. It includes a stainless steel sink unit with a mixer tap, and the floor is finished with a high-quality wood-effect covering. Additional features include a central heating radiator, an electric extract fan, and a side-facing UPVC double-glazed entrance door, which leads out into the rear garden.

## LIVING ROOM

A charming and immaculately decorated living room, featuring a front-facing UPVC double-glazed square bay window with bespoke wooden shutters. Two central heating radiators provide warmth, making it the perfect space to relax and unwind.

## FIRST FLOOR LANDING

## MASTER BEDROOM

A generously sized, exquisitely decorated master bedroom, with a front-facing UPVC double-glazed window adorned with bespoke wooden shutters. The room includes a central heating radiator and high-quality fitted wardrobes along one wall. A door provides access to the luxurious en-suite shower room.

## EN-SUITE SHOWER ROOM

A truly luxurious en-suite shower room, featuring a walk-in shower unit with a mains-fed waterfall shower and separate shower attachment. The suite also includes a pedestal hand wash basin, a low flush WC, fully tiled walls, and a stylish tiled floor. A chrome towel radiator adds a touch of elegance, while downlighting creates a warm ambiance. The room is complete with an electric extract fan and a side-facing obscure UPVC double-glazed window.

## BEDROOM TWO

A well-proportioned second double bedroom, with a front-facing UPVC double-glazed window and bespoke wooden shutters. A central heating radiator provides warmth, and quality fitted wardrobes line one wall. The room also boasts a door to its own en-suite shower room.

## EN-SUITE SHOWER ROOM

A spacious second en-suite, offering a walk-in shower unit with a mains-fed waterfall shower and separate shower attachment. The suite includes a pedestal hand wash basin, a low flush WC, fully tiled walls, and a stylish tiled floor. A chrome towel radiator provides a touch of luxury, and downlighting to the ceiling creates a relaxing atmosphere. The room is complete with an electric extract fan and a side-facing obscure UPVC double-glazed window.

## BEDROOM THREE

A third double bedroom, with a front-facing UPVC double-glazed window and bespoke wooden shutters. The room is equipped with a central heating radiator and quality fitted wardrobes along one wall, providing ample storage space.

## BEDROOM FOUR

A generously sized fourth double bedroom, with a rear-facing UPVC double-glazed window featuring bespoke wooden shutters. A central heating radiator ensures comfort in this light-filled room.

## BEDROOM FIVE

A good-sized fifth bedroom, currently used as a home office, with a rear-facing UPVC double-glazed window and bespoke wooden shutters. The room is equipped with a central heating radiator, offering a versatile space that could be adapted to suit your needs.

## FAMILY BATHROOM

A luxurious four-piece suite in white, comprising a panel bath with a shower mixer tap, a walk-in shower unit with a mains-fed

full shower and separate shower attachment, a pedestal hand wash basin, and a low flush WC. Fully tiled walls and a stylish tiled floor create a sense of sophistication. Downlighting to the ceiling and an electric extract fan add to the modern feel, while a rear-facing obscure UPVC double-glazed window completes the space.

## OUTSIDE

The front of the property boasts a beautifully maintained garden, mainly laid to lawn, with a resin pathway leading to the property, driveway and integral garage, EV car charger. A gate provides access to the rear of the property.

To the rear, a stunning, low-maintenance south-facing garden offers two resin seating areas, artificial grass, and a composite decked seating area with a pagoda, perfect for al fresco dining. Outside lighting, power and a water tap add the finishing touches to this elegant outdoor space.

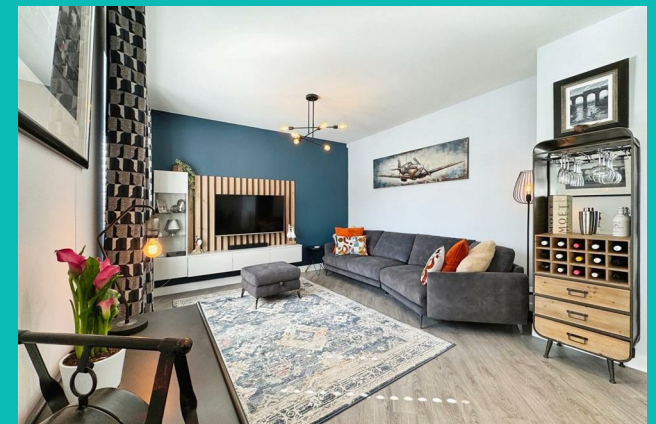
## DOUBLE GARAGE

A double integral garage, featuring an electric up-and-over door, power, water tap and lighting. There is also a door providing access to the utility room.

## AGENTS NOTES

The heating system is dual zone and controlled by Hive.

# 41 BRAMLING CROSS MEWS









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### ADDITIONAL INFORMATION

**Local Authority** – Bassetlaw

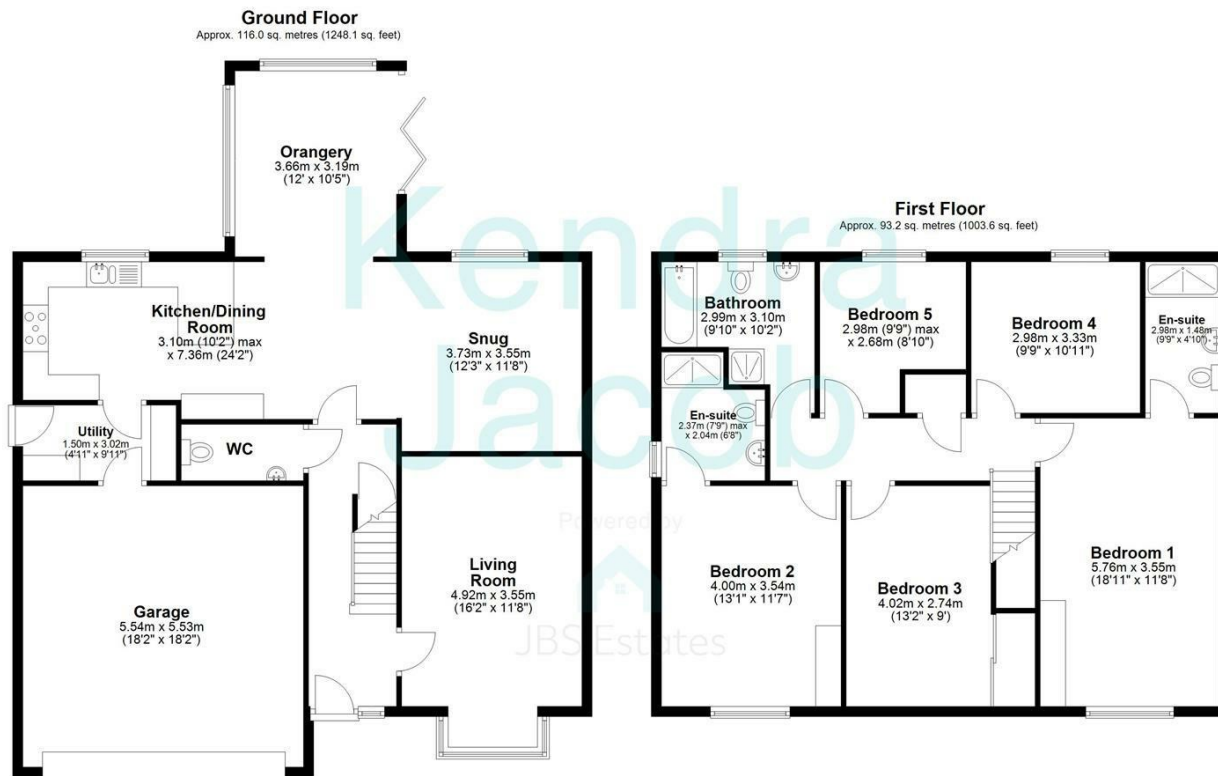
**Council Tax** – Band F

**Viewings** – By Appointment Only

**Floor Area** – 2251.80 sq ft

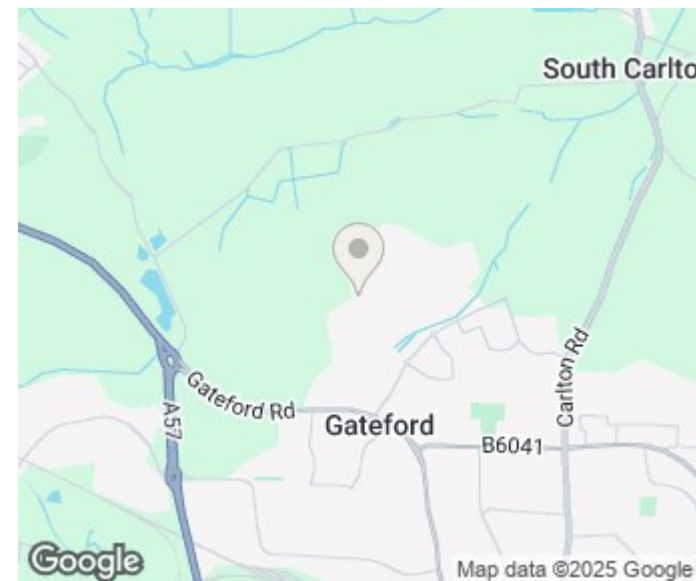
**Tenure** – Freehold





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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>92</b>
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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