



20 HOLMEFIELD ROAD WORKSOP, S80 4TX

£130,000
FREEHOLD

****GUIDE PRICE £130,000-£140,000****

Offered with no upward chain, this three-bedroom semi-detached family home is situated in the sought-after village location of Whitwell, near Worksop, close to local shops, schools, and amenities.

The property briefly comprises an entrance hallway, living room, dining room, conservatory, fitted kitchen, and a downstairs shower room. To the first floor are three well-proportioned bedrooms, a three-piece bathroom suite, and a separate shower room.

Externally, there is a low-maintenance front garden and a shared driveway with double gate access leading to an additional driveway, a detached garage, and a well-maintained rear garden.

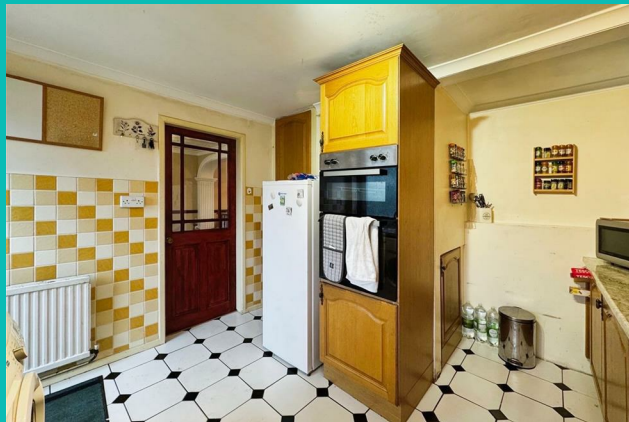
**Kendra
Jacob**

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20 HOLMEFIELD ROAD

- Spacious three bedroom semi detached family home
- Offered with no upward chain.
- Located in the sought-after village of Whitwell, near Worksop.
- Close to local shops, schools, and amenities.
- Features include entrance hallway, living room, dining room, and conservatory.
- Includes a fitted kitchen and downstairs shower room.
- Three well-proportioned bedrooms on the first floor.
- Three-piece bathroom suite plus a separate shower room.
- Low-maintenance front garden, shared driveway, double gate access, detached garage, and a well-maintained rear garden.



ENTRANCE HALLWAY

The property features a front-facing entrance door leading into the entrance hallway. The hallway includes a staircase to the first-floor landing, a central heating radiator, a cloaks cupboard, a door providing access to the living room, and a sliding door leading to the downstairs shower room.

DOWNSTAIRS SHOWER ROOM

Fitted in white, the shower room comprises a walk-in shower unit with an electric shower, pedestal hand wash basin, and low-flush WC. The room is finished with tiled walls, tiled flooring, a side-facing obscure UPVC double-glazed window, an electric extractor fan, a central heating radiator, and a wall-mounted combination central heating boiler.

LIVING ROOM

A spacious living room with a front-facing UPVC double-glazed window. Features include coving to the ceiling, a dado rail to the walls, a central heating radiator, and the focal point of the room: a multi-fuel log-burning fire with a tiled hearth and inset.

DINING ROOM

The dining room has rear-facing UPVC double-glazed patio doors leading into the conservatory, coving to the ceiling, a dado rail to the walls, a central heating radiator, laminated wood flooring, and a door providing access to the kitchen.

CONSERVATORY

The conservatory features a dwarf wall with UPVC

double-glazed windows and rear-facing UPVC double-glazed French doors leading out to the rear garden. Additional features include a central heating radiator and tiled flooring.

KITCHEN

The kitchen is fitted with a range of wall and base units with complementary work surfaces incorporating a stainless steel 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 space for freestanding appliances, including a fridge freezer. There is also plumbing for an automatic washing machine. The kitchen is finished with tiled walls, tiled flooring, a central heating radiator, a side-facing UPVC double-glazed window, a rear-facing UPVC double-glazed window, and an entrance door leading to the rear garden.

FIRST FLOOR LANDING

The first-floor landing has a side-facing obscure UPVC double-glazed window, a loft access hatch, and doors providing access to three bedrooms, the family bathroom, and a separate shower room.

MASTER BEDROOM

A generously sized master bedroom featuring two front-facing UPVC double-glazed windows and a central heating radiator.

BEDROOM TWO

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

BEDROOM THREE

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

FAMILY BATHROOM

The family bathroom comprises a three-piece suite, including a panelled bath, a pedestal hand wash basin, and a low-flush WC. The room also features tiled walls, a vinyl tiled-effect floor covering, a central heating radiator, and a rear-facing UPVC double-glazed window.

OUTSIDE

To the front of the property is a low-maintenance garden, with a long driveway leading to double wrought iron gates that provide access to the rear of the property. The rear features a further block-paved driveway leading to a detached garage. The garden is primarily laid to lawn and includes a patio seating area.

GARAGE

A detached garage with a side-facing window and an up-and-over door.

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ADDITIONAL INFORMATION

Local Authority – Bolsover

Council Tax – Band A

Viewings – By Appointment Only

Floor Area – 953.60 sq ft

Tenure – Freehold



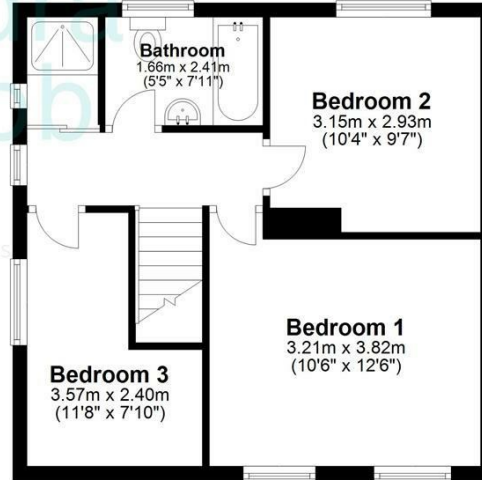
Ground Floor

Approx. 47.1 sq. metres (506.8 sq. feet)



First Floor

Approx. 41.5 sq. metres (446.8 sq. feet)



Total area: approx. 88.6 sq. metres (953.6 sq. feet)

Illustration for identification purposes only, measurements are approximate, not to scale. _
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C	69	
(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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