



## 7 ASHLEY ROAD WORKSOP, S81 7JS

**£230,000**  
**FREEHOLD**

\*\*\*\*\* GUIDE PRICE £230,000 - £250,000 \*\*\*\*\*

This impressive four-bedroom extended semi-detached family home offers spacious living accommodation and is situated in a highly sought-after location. The property features a generous south-facing garden, perfect for outdoor enjoyment. Inside, the well-presented home includes a welcoming entrance hallway, living room with feature fireplace, sitting room, conservatory, breakfast kitchen, and a convenient cloakroom and wet room. The four bedrooms are complemented by a family bathroom and separate WC. The property is ideally located, close to excellent schools, Worksop College, local shops, amenities, Bassetlaw Hospital and Worksop train station making it an ideal family home.

**Kendra  
Jacob**

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# 7 ASHLEY ROAD

- \*\*\*GUIDE PRICE £230,000 - £250,000\*\*\*
- Beautifully presented four-bedroom extended semi-detached family home
- Spacious living accommodation throughout
- Generous south-facing garden, ideal for outdoor living
- Well-presented with feature fireplaces and modern finishes
- Living room, sitting room, conservatory, and breakfast kitchen
- Convenient cloakroom and downstairs wet room
- Family bathroom and separate WC on the first floor
- Sought-after location close to superb schools and Worksop College
- Close to local shops, amenities, and Bassetlaw Hospital



## ENTRANCE HALLWAY

The spacious entrance hallway is accessed via a front-facing UPVC double-glazed entrance door, complemented by two further front-facing obscure UPVC double-glazed windows. This welcoming space features a central heating radiator, a staircase leading to the first-floor landing, and doors providing access to the cloakroom, downstairs shower room, breakfast kitchen, living room, and sitting room.

## LIVING ROOM

A beautifully presented living room, boasting a front-facing UPVC double-glazed bay window that fills the room with natural light. The room is finished with decorative coving to the ceiling, a dado rail to the walls, and a central heating radiator. The focal point is an elegant feature fireplace, constructed of wood and marble, with a gas coal-effect fire.

## SITTING ROOM

This generously proportioned sitting room offers rear-facing UPVC double-glazed patio doors that open into the conservatory, creating a bright and airy space. With decorative coving to the ceiling and two central heating radiators, the room exudes comfort. The central feature is a stone-effect fireplace, complete with a gas coal-effect fire.

## CONSERVATORY

The conservatory, with UPVC double-glazed windows, provides an ideal space to enjoy the rear garden. A rear-facing UPVC double-glazed door leads out onto a decked seating area, perfect for relaxing outdoors.

## BREAKFAST KITCHEN

The breakfast kitchen is fitted with a range of wall and base units offering ample storage and work surfaces. The kitchen incorporates a stainless steel sink unit with a mixer tap and space for various freestanding appliances, including a range-style cooker with an electric extractor fan above, an American-style fridge freezer, washing machine, tumble dryer, and dishwasher. The kitchen is partly tiled to the walls, with laminated wood flooring, downlighting to the ceiling, and a central heating radiator. A rear-facing Velux window and a UPVC double-glazed window provide additional light, while a UPVC double-glazed entrance door leads out to the garden's decked seating area.

## CLOAK ROOM

The cloakroom features a front-facing UPVC double-glazed bow window, a central heating radiator, laminated wood flooring, and a door providing access to the downstairs wet room.

## WET ROOM

This modern wet room includes an electric shower, a pedestal hand wash basin, and a low flush WC. The room is fully tiled to the walls, with a high-quality non-slip floor covering, downlighting in the ceiling, an electric extract fan, and a towel radiator.

## FIRST FLOOR LANDING

The first-floor landing provides access to the loft space and doors leading to four well-proportioned bedrooms, the family bathroom, and a separate WC.

## MASTER BEDROOM

A spacious master bedroom featuring a front-facing UPVC double-glazed bow window, a picture rail to the walls, a central heating radiator, and an extensive range of fitted pine wardrobes, complemented by matching overhead cupboards, offering ample storage space.

## BEDROOM TWO

A generous second double bedroom with a rear-facing UPVC double-glazed window, a dado rail to the walls, and a central heating radiator.

## BEDROOM THREE

A third bedroom with a front-facing UPVC double-glazed bow window, a picture rail to the walls, and a central heating radiator.

## BEDROOM FOUR

A fourth bedroom with a front-facing UPVC double-glazed bow window, a picture rail to the walls, and a central heating radiator.

## BATHROOM SUITE

The family bathroom is well-appointed with a white Jacuzzi bath and an overhead mains shower, complemented by a vanity hand wash basin. The room is partially tiled to the walls, with laminated wood flooring, a towel radiator, and a side-facing obscure UPVC double-glazed window.

## BATHROOM SUITE

The separate WC is fitted with a low flush WC, partly tiled to the walls, with laminated wood flooring and a side-facing obscure UPVC double-glazed window.

## OUTSIDE

To the front of the property, there is a low-maintenance pebble garden, bordered by mature shrubbery, and a block-paved driveway providing ample parking.

To the rear, a generous south-facing garden features an extensive decked seating area with a pergola, a well-maintained lawn with mature trees, and a summer house with decking. The garden is also equipped with outdoor lighting, a water tap, and a PowerPoint, enhancing its appeal for outdoor entertaining and relaxation.

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### ADDITIONAL INFORMATION

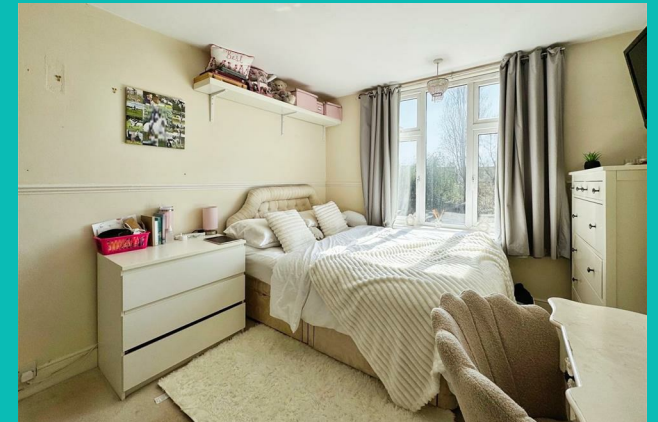
**Local Authority** – Bassetlaw

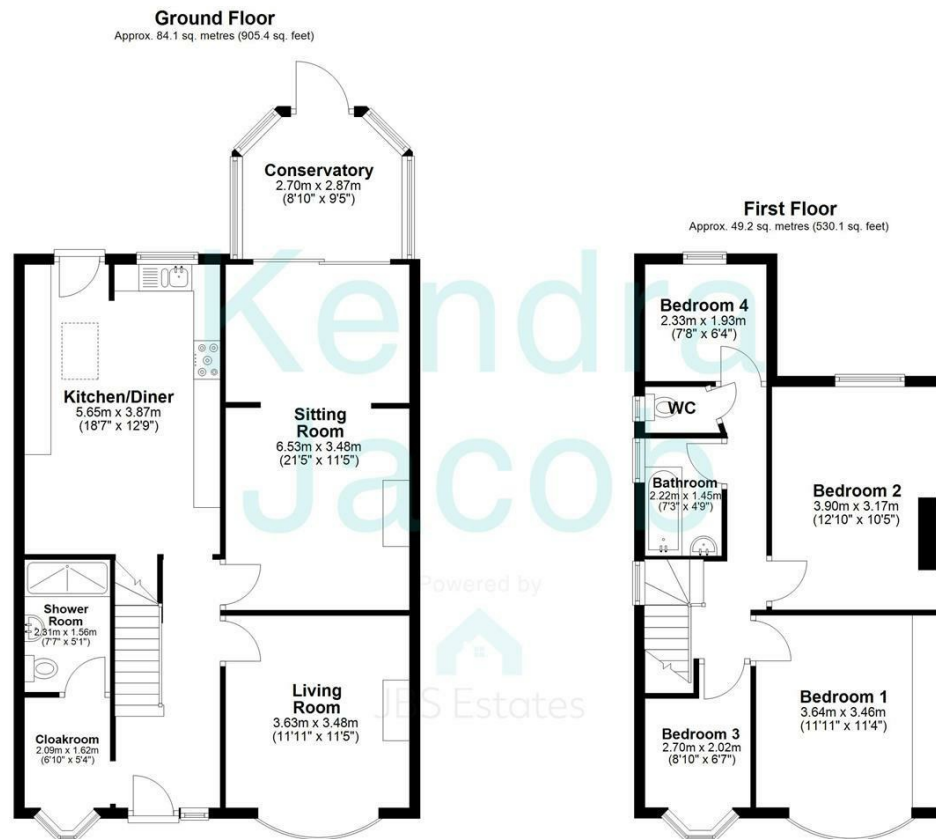
**Council Tax** – Band B

**Viewings** – By Appointment Only

**Floor Area** – 1435.40 sq ft

**Tenure** – Freehold





Total area: approx. 133.4 sq. metres (1435.5 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) <b>A</b>		
(81-91) <b>B</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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