



34 SHEPHERDS AVENUE WORKSOP, S81 0JB

£230,000
FREEHOLD

****GUIDE PRICE £230,000-£235,000****

A rare opportunity to purchase this traditional 1930s extended four-bedroom semi-detached family home, situated in a highly sought-after and prestigious area of Worksop. Bursting with character and offering spacious living throughout, the property boasts a wealth of original features, multiple reception rooms, a sunroom, a large tandem garage, and a beautifully landscaped south-facing rear garden.

Whilst the property is in need of some modernisation, it presents tremendous potential to create a stunning forever home in a prime location. Ideally positioned close to local shops, reputable schools, and amenities, it also benefits from excellent transport links, including Worksop train station and easy access to the A1 and M1 motorway networks.

This is a wonderful opportunity for families or those looking to personalise a property to their own taste in one of Worksop's most desirable residential areas.

**Kendra
Jacob**

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34 SHEPHERDS AVENUE

• *****GUIDE PRICE £230,000 - £235,000***** • Rare opportunity to purchase a traditional 1930s extended four-bedroom semi-detached family home • Spacious and full of character, offering excellent potential for modernisation and personalisation • Multiple reception rooms, including a bay-fronted living room, formal dining room, and bright sunroom • Well-equipped kitchen with breakfast bar, plus utility/shower room, downstairs WC, and access to cellar • Four generously sized bedrooms, including a converted attic bedroom with eaves storage and wash basin • Family bathroom with separate WC, plus walk-in shower in the ground floor utility room • Integral tandem garage with power and lighting, and a block-paved driveway for off-road • Larger-than-average south-facing rear garden with mature trees, pond, pergola, and outdoor tap • Prestigious Worksop location, close to shops, schools, amenities, Worksop train station, and A1/M1 links



ENTRANCE PORCH

Accessed via a front-facing UPVC double-glazed entrance door and matching windows, the porch offers a welcoming first impression. A further internal door leads into the spacious entrance hallway.

ENTRANCE HALLWAY

A charming hallway featuring a spindle staircase rising to the first floor, a central heating radiator, and stylish laminate wood flooring. Doors provide access to the living room, dining room, kitchen, and cellar.

LIVING ROOM

A generously proportioned and characterful living space with a front-facing UPVC double-glazed square bay window, picture rail, and wall lighting. A central heating radiator adds warmth, while the focal point is an elegant fire surround housing a wall-mounted gas fire.

DINING ROOM

Currently used as a sitting room, this versatile formal dining space boasts a rear-facing timber-framed window overlooking the sunroom, ceiling coving, picture rail, central heating radiator, and a wall-mounted gas fire — ideal for both entertaining and relaxing.

KITCHEN

A well-appointed kitchen featuring a range of classic white wall and base units with complementary work surfaces and a sink with mixer tap. Integrated appliances include an electric oven and a four-ring gas hob with electric extractor fan above. There's space for a freestanding

fridge and a practical breakfast bar. Part-tiled walls, a central heating radiator, a rear-facing timber-framed window overlooking the sunroom, and a side-facing aluminium door leading directly into the sunroom complete the space.

SUNROOM

Flooded with natural light from side and rear-facing UPVC double-glazed windows and French doors that open out onto a beautifully maintained south-facing garden. An internal door provides access to the integral garage and utility room.

INTEGRAL TANDEM GARAGE

A spacious tandem garage with power and lighting, offering ample storage or workshop potential. Includes an internal door leading to the utility room and downstairs WC.

UTILITY/SHOWER ROOM

Fitted with a range of wall and base units with complementary worktops and a stainless steel sink unit. There is plumbing for a washing machine, space for additional appliances, and a walk-in shower with electric unit. The room also features a vinyl floor, a rear-facing UPVC double-glazed window, and a door to the downstairs WC.

DOWNSTAIRS WC

Comprising a low flush WC, wood-panelled walls, and a vinyl floor covering.

CELLAR

Currently used for storage, the cellar benefits from power and lighting, providing further practical space.

FIRST FLOOR LANDING

Featuring a side-facing obscure UPVC double-glazed window, spindle balustrade, and staircase rising to the attic bedroom. Doors lead to three bedrooms, the family bathroom, and a separate WC.

MASTER BEDROOM

A light-filled and spacious principal bedroom with a rear-facing UPVC double-glazed window, ceiling coving, picture rail, central heating radiator, and an extensive range of fitted wardrobes with matching dressing table.

BEDROOM TWO

A generously sized second double bedroom with a front-facing UPVC double-glazed square bay window, ceiling coving, central heating radiator, and two large fitted double wardrobes.

BEDROOM THREE

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

FAMILY BATHROOM

Fitted with a white panelled bath and pedestal hand basin, complemented by wood-panelled walls and tile-effect vinyl flooring. A storage cupboard houses the wall-mounted combination boiler that has been serviced regularly and fitted with a new temperature sensitive remote thermostat, and a rear-facing obscure UPVC double-glazed window provides natural light.

ATTIC/FOURTH BEDROOM

Accessed via a staircase from the landing, this charming attic bedroom benefits from a rear-facing UPVC double-glazed window, a vanity hand wash basin with tiled splashback, wall-mounted electric heater, and useful eaves storage. Access to the loft space via eaves storage. A side-facing obscure window adds additional light.

EXTERIOR

To the front, a walled garden with lawn, well-stocked borders, and a block-paved driveway leading to the tandem garage.

To the rear, a particularly spacious and beautifully landscaped south-facing garden, predominantly laid to lawn, with mature trees and shrub borders, a charming pagoda, feature pond, outside lighting, and a water tap — ideal for outdoor living and entertaining.

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ADDITIONAL INFORMATION

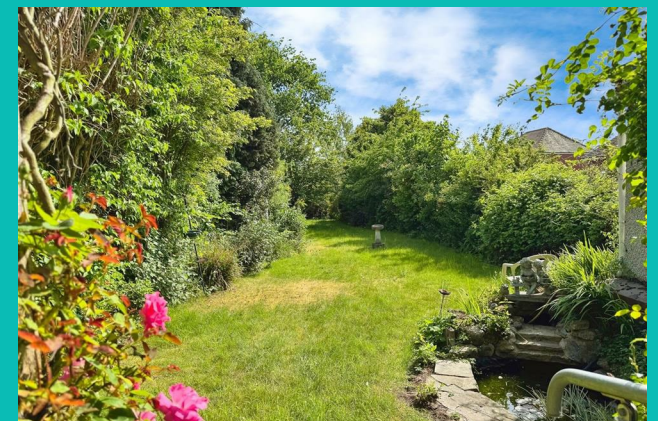
Local Authority – Bassetlaw

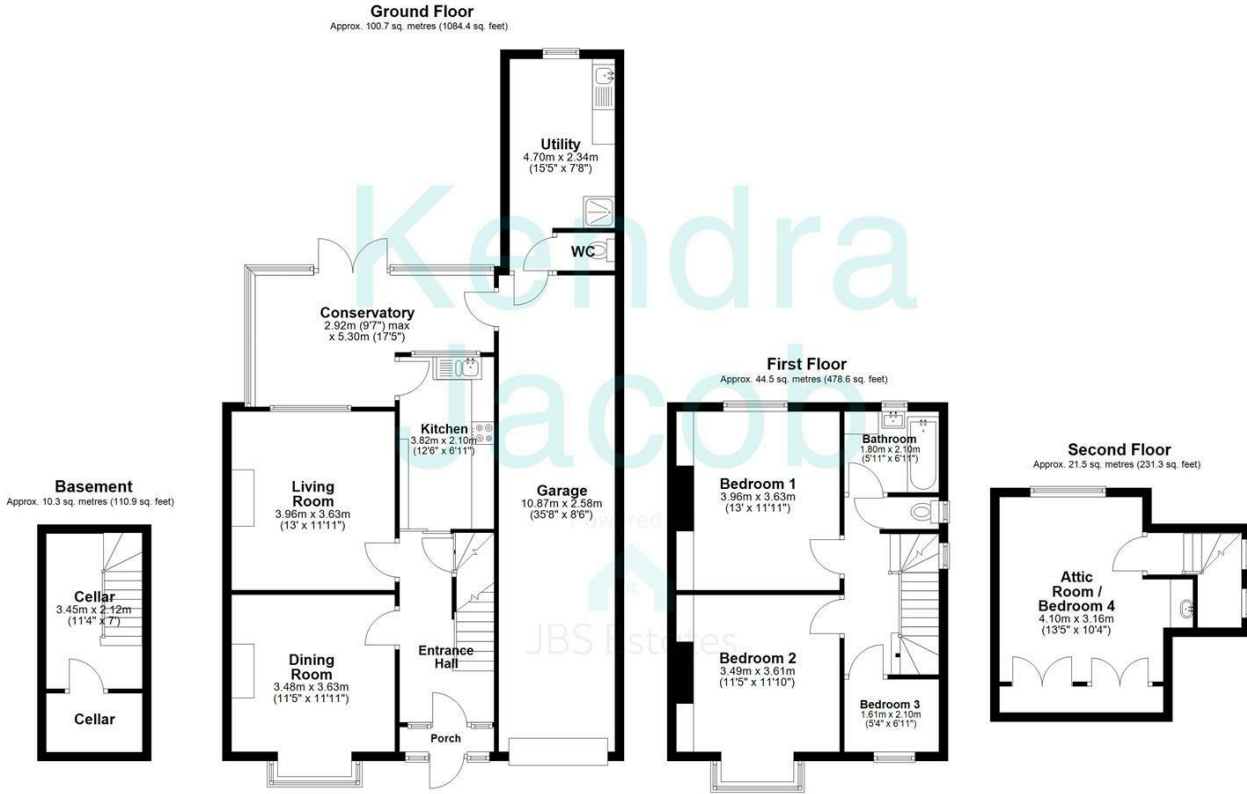
Council Tax – Band B

Viewings – By Appointment Only

Floor Area – 1905.10 sq ft

Tenure – Freehold

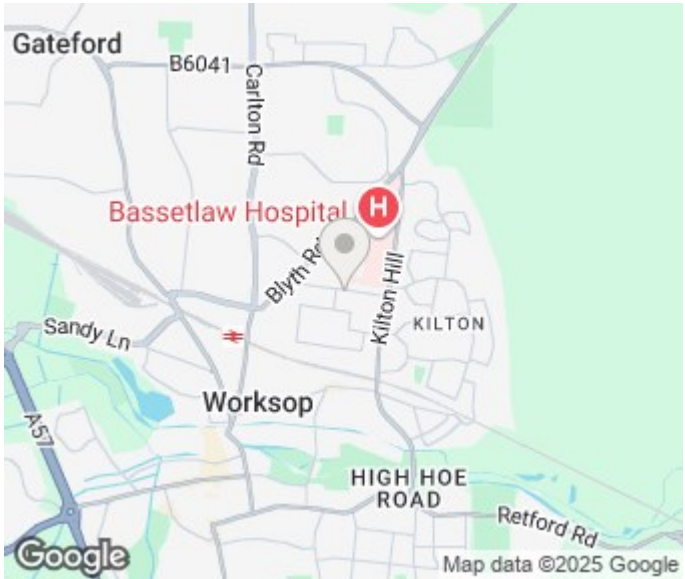




Total area: approx. 177.0 sq. metres (1905.1 sq. feet)

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) A		
(81-91) B		
(69-80) C		70
(55-68) D		
(39-54) E	47	
(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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