



45 WORKSOP ROAD WORKSOP, S81 8RW

£400,000
FREEHOLD

****GUIDE PRICE £400,000 - £425,000****

This deceptively spacious and beautifully extended four-bedroom detached family home is located in the highly sought-after village of Woodsetts, ideally positioned close to local shops, schools, and a range of amenities. Perfectly suited for modern family living, the property boasts a stylish and contemporary interior with multiple reception rooms, an open-plan kitchen and dining area, and a flexible layout that includes potential for an annexe. Finished to a high standard throughout, the home features quality flooring, elegant fireplaces, fitted storage, and tasteful décor. Notably, it is one of the largest properties on Worksop Road, offering an abundance of space both inside and out. The generously sized bedrooms are complemented by a modern family bathroom and a spacious en-suite to the master. Outside, the property benefits from a large driveway with ample parking and a beautifully landscaped, south-facing rear garden – ideal for outdoor entertaining. Conveniently situated for commuters, Woodsetts offers excellent road links to Sheffield, Rotherham, Doncaster and Worksop, making this an ideal location for those seeking village life with easy access to surrounding towns and cities.

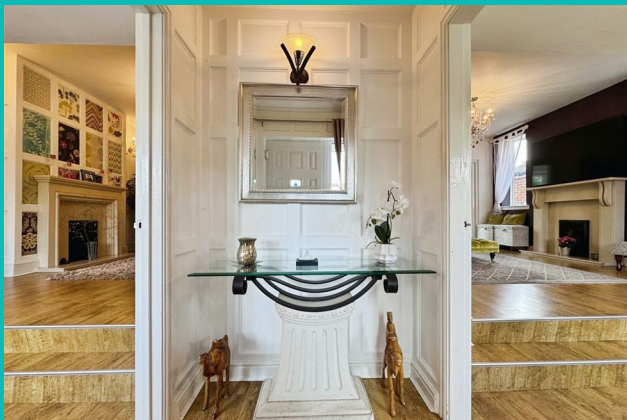
**Kendra
Jacob**

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45 WORKSOP ROAD

- ****GUIDE PRICE £400,000 - £425,000****
- Deceptively spacious extended four-bedroom detached family home
- Located in the desirable village of Woodsetts
- Close to local shops, schools, and everyday amenities
- Stylish and contemporary interior finish throughout
- Multiple reception rooms with flexible living space, including potential annexe
- Modern open-plan kitchen and dining area with quality fittings
- Spacious master bedroom with en-suite and three further double bedrooms
- Large landscaped south-facing rear garden and ample driveway parking
- Ideal for commuters with easy access to Sheffield, Rotherham, Doncaster and Worksop



ENTRANCE HALLWAY

Welcoming front-facing entrance door opening into a stylish hallway, tastefully decorated with wood panelling and high-quality laminate wood flooring, which seamlessly flows through into both reception rooms.

LIVING ROOM

A generously proportioned, beautifully presented living space featuring a front-facing UPVC double glazed bow window and two additional side-facing bow windows, flooding the room with natural light. Two central heating radiators ensure year-round comfort. The standout feature is an elegant fireplace with a wood surround, marble hearth and inset gas coal-effect fire. UPVC double glazed French doors open into the contemporary open-plan kitchen and dining area.

OPEN PLAN KITCHEN DINER

This modern and well-equipped kitchen boasts a stylish range of wall and base units, complemented by solid oak work surfaces and a double ceramic sink with mixer tap. Additional features include display cabinets with under-cabinet lighting and freestanding appliances such as a range-style cooker with electric extractor fan, dishwasher, washing machine, and fridge freezer. A side-facing UPVC double glazed window and French doors provide garden views and direct access to the rear patio. Finished with a tiled floor and central heating radiator, this space is ideal for both cooking and entertaining.

SITTING ROOM

A characterful and inviting sitting room with a front-facing

UPVC double glazed bow window, decorative wood panelling, ceiling coving, wall lighting, and warm-toned laminate wood flooring. The focal point is a stylish fireplace with wood surround, marble hearth, and gas coal-effect fire. A door provides direct access into the dining room.

DINING ROOM

This elegant dining space includes a front-facing UPVC double glazed window, central heating radiator, fitted storage, and laminate wood flooring. A door leads to a third reception room/snug, offering flexible living arrangements.

SNUG/POTENTIAL ANNEXE

A cosy rear-facing room featuring UPVC double glazed windows and French doors opening out into the rear garden. Complete with a central heating radiator and laminate wood flooring, this space, along with the dining room, could be easily adapted into a self-contained annexe.

FIRST FLOOR LANDING

Light and airy landing area with rear and side-facing UPVC double glazed windows, two central heating radiators, ceiling coving, loft access hatch and doors leading to four double bedrooms and the family bathroom.

MASTER BEDROOM

A spacious and tastefully appointed master bedroom with front-facing UPVC double glazed window, central heating radiator, and high-quality fitted wardrobes complete with overhead storage, shelving, and matching bedside drawers. A door leads to the private en-suite shower room.

EN-SUITE SHOWER ROOM

A generous en-suite comprising a walk-in shower enclosure, pedestal wash basin, low-flush WC, chrome towel radiator, fully tiled walls and flooring, recessed downlighting and a rear-facing obscure UPVC double glazed window.

BEDROOM TWO

An attractive second double bedroom with front-facing UPVC double glazed window, central heating radiator, fitted cupboard and built-in wardrobes to one wall.

BEDROOM THREE

A rear-facing double bedroom featuring a UPVC double glazed window, central heating radiator, and a full wall of fitted wardrobes and storage.

BEDROOM FOUR

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

FAMILY BATHROOM

A contemporary four-piece suite in white, comprising a panelled bath with central mixer tap, walk-in shower enclosure with mains-fed rainfall shower and modern splashback, pedestal wash basin, low-flush WC, chrome towel radiator, stylish tiling throughout, and a rear-facing obscure UPVC double glazed window.

EXTERIOR

To the front, a spacious paved driveway provides ample off-street parking for multiple vehicles alongside a well-kept lawn. Gated side access leads to the beautifully

landscaped south-facing rear garden, featuring an expansive patio seating area, manicured lawn, well-stocked borders, outdoor lighting, and a water tap – perfect for relaxing or entertaining.

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ADDITIONAL INFORMATION

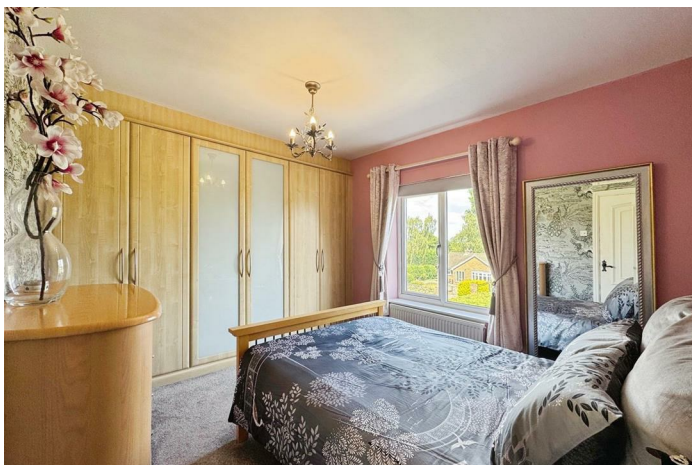
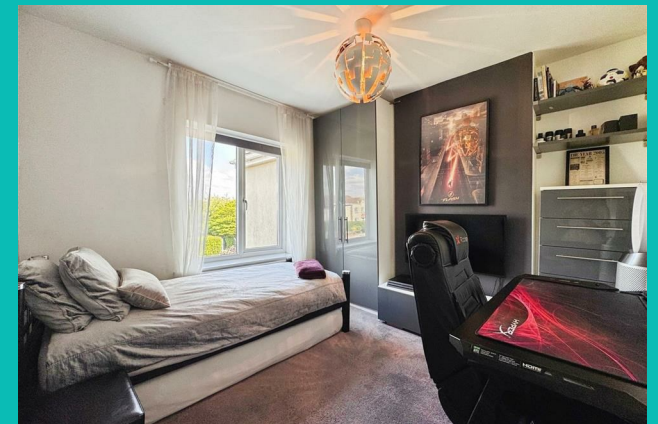
Local Authority – Rotherham

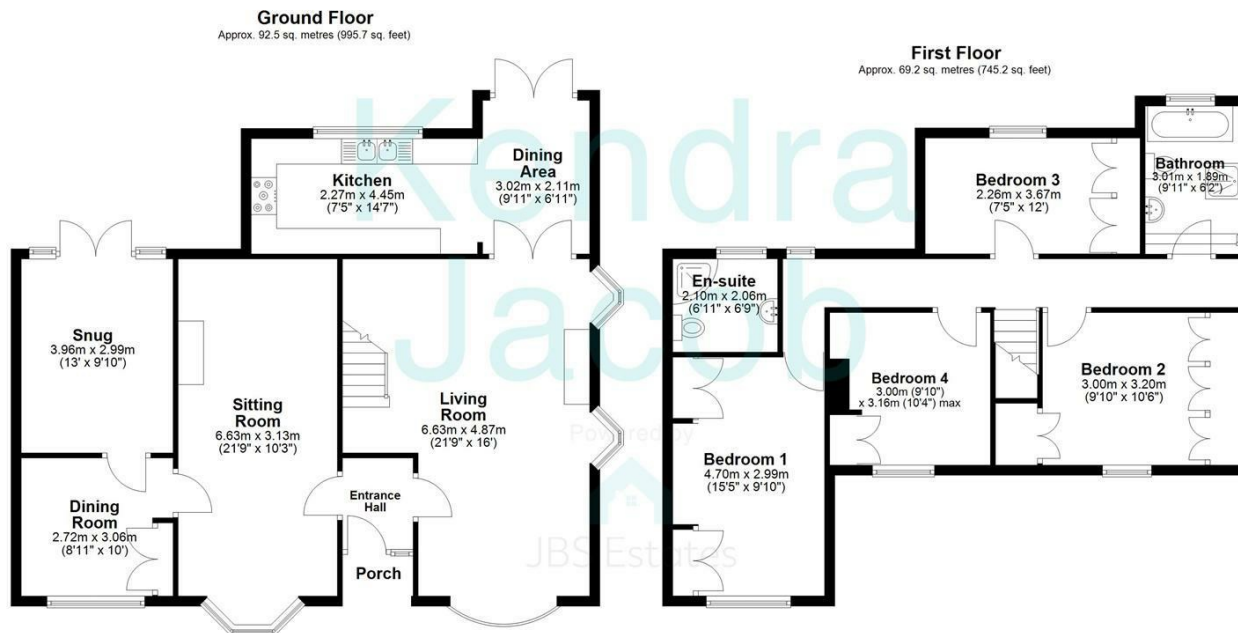
Council Tax – Band E

Viewings – By Appointment Only

Floor Area – 1740.90 sq ft

Tenure – Freehold





Total area: approx. 161.7 sq. metres (1740.9 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	78
(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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