



23 WESSEX ROAD

WORKSOP, S81 0SE

£135,000
FREEHOLD

A beautifully presented two double bedroom semi detached family home with a modern open plan kitchen diner, newly fitted bathroom and low maintenance enclosed garden, ample storage space, decorated, UPVC double glazing, central heating combination boiler, great location close to shops local, primary and secondary school, Kilton golf course and Bassetlaw Hospital.

**Kendra
Jacob**

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23 WESSEX ROAD

- 2 DOUBLE BEDROOMS • OPEN PLAN MODERN KITCHEN DINER • NEWLEY FITTED WHITE BATHROOM SUITE • ENTRANCE POURCH AND STUDY AREA • BEAUTIFULLY DECORATED THROUGHOUT • ENCLOSED LOW MAINTENANCE REAR GARDEN • LOTS OF STORAGE • GOOD SIZED LIVING SPACE • CENTRAL HEATING COMBI BOILER • UPVC DOUBLE GLAZING



ENTRANCE HALL/STUDY

Featuring a side-facing UPVC double glazed entrance door, a side-facing obscure UPVC double glazed window, and a large storage cupboard. A step leads to a study area, with a central heating radiator and a door providing access to the inner hallway.

INNER HALL

Tastefully decorated and well-appointed, the hallway includes a staircase leading to the first-floor landing, a central heating radiator, dado rail, a large storage cupboard beneath the stairs, and doors leading to the living room and kitchen diner.

LIVING ROOM

This attractive living room boasts a rear-facing UPVC double glazed window, coving to the ceiling, a central heating radiator, and its standout feature is a beautiful fireplace with a marble hearth and inset, complemented by a pebble-effect electric fire.

KITCHEN DINER

The kitchen offers a modern range of high-gloss wall and base units with complementary work surfaces, incorporating a stainless steel sink with a mixer tap. It includes a fitted electric oven, a four-ring gas hob with an electric extractor fan, and integrated appliances such as a fridge freezer and washing machine. Additional features include under-cabinet lighting, a storage cupboard with shelving, coving to the ceiling, a central heating radiator, and a front-facing UPVC double glazed window. The laminate flooring continues seamlessly into the dining area,

which also benefits from a UPVC double glazed patio doors leading out to the enclosed garden.

FIRST FLOOR LANDING

The first-floor landing features an access hatch to the loft, a large storage cupboard with shelving, another cupboard housing the wall-mounted combination central heating boiler, and doors leading to two double bedrooms, the WC, and the bathroom.

BEDROOM ONE

A beautifully decorated master bedroom with a rear-facing UPVC double glazed window, coving to the ceiling, and a central heating radiator.

BEDROOM TWO

This charming second double bedroom includes a rear-facing UPVC double glazed window, coving to the ceiling, a central heating radiator, and wood panelling to one wall.

BATHROOM

The modern white suite comprises a panelled bath with an overhead electric shower, a pedestal hand wash basin, part-tiled walls, coving to the ceiling, a central heating radiator, vinyl flooring, and a front-facing obscure UPVC double glazed window.

WC

The WC features a white low-flush toilet, a front-facing obscure UPVC double glazed window, and vinyl flooring.

OUTSIDE

The front of the property has a walled, paved garden, while the rear side offers a well-maintained enclosed garden with

a lawn, paved seating area with a pergola, a garden shed and outside lighting.

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ADDITIONAL INFORMATION

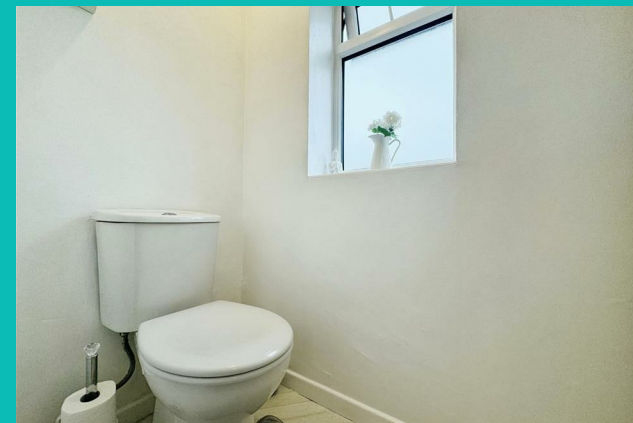
Local Authority – A

Council Tax – Band A

Viewings – By Appointment Only

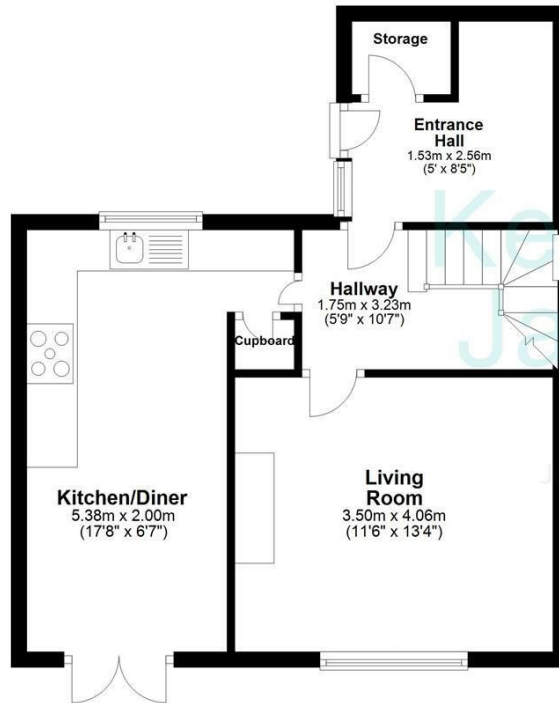
Floor Area – sq ft

Tenure – Freehold



Ground Floor

Approx. 43.5 sq. metres (468.6 sq. feet)



First Floor

Approx. 35.8 sq. metres (384.9 sq. feet)



Total area: approx. 79.3 sq. metres (853.5 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		
(81-91) B		81
(69-80) C	63	
(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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