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14A WELBECK STREET WHITWELL, S80 4TW

**£90,000
FREEHOLD**

***** GUIDE PRICE £90,000 - £100,000 *****

This delightful two-bedroom cottage is nestled in the heart of the beautiful and ever-popular village of Whitwell, offering a perfect blend of character and comfort. Ideally located close to local shops, schools, and amenities, the property enjoys a charming village setting with excellent convenience.

Inside, the home features a cosy kitchen-diner with traditional touches and a well-proportioned living room with open staircase and picture rails. Upstairs boasts two spacious double bedrooms and a shower room. Outside, there's a courtyard area with access to an enclosed rear garden, perfect for enjoying peaceful outdoor moments.

This characterful cottage offers an ideal opportunity for those seeking a charming home in a desirable village location.

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14A WELBECK STREET

- Charming two-bedroom cottage
- Located in the sought-after village of Whitwell
- Close to local shops, schools, and amenities
- Cosy kitchen-diner with traditional features
- Spacious and light-filled living room
- Two generous double bedrooms
- Shower room with walk-in shower
- Character features including picture rails and tiled flooring
- Enclosed rear garden with courtyard and patio area
- Ideal for those seeking a peaceful village lifestyle



KITCHEN DINER

A side entrance opens into a welcoming kitchen-diner. The kitchen is fitted with a selection of wall and base units topped with complementary work surfaces, incorporating a circular stainless steel sink with mixer tap. There's a built-in electric oven with four-ring gas hob and an electric extractor fan above, along with space for a freestanding fridge-freezer and plumbing for a washing machine. The walls are part-tiled, and a rear-facing uPVC double-glazed window offers views over the garden. A handy storage cupboard is also provided. The tiled flooring flows through into the dining area, which enjoys natural light from a rear-facing uPVC window and warmth from a central heating radiator.

LIVING ROOM

A beautifully proportioned living room offering a homely feel, with a front-facing uPVC double-glazed window, central heating radiator and picture rail adding character to the space. Wall lighting creates a soft ambience, and an open-plan staircase gently leads to the first-floor landing.

FIRST FLOOR LANDING

With access hatch to the loft space, a central heating radiator, and doors leading to two generously sized double bedrooms and a well-appointed shower room.

BEDROOM ONE

A spacious and inviting double bedroom with a front-facing uPVC double-glazed window, central heating radiator, and traditional picture rail. A lovely room that blends space and character effortlessly.

BEDROOM TWO

A second double bedroom, enjoying views over the rear garden through a uPVC double-glazed window. Also benefiting from a central heating radiator and picture rail, this room would make a delightful guest room or study.

SHOWER ROOM

Stylishly presented in white, the shower room features a walk-in shower enclosure with electric overhead shower, pedestal wash basin and low-flush WC. Fully tiled walls, wood-effect laminate flooring, chrome towel radiator and an electric extractor fan complete the space. A rear-facing obscure-glazed uPVC window allows natural light while maintaining privacy.

EXTERIOR

To the rear, a stone-paved courtyard offers easy access and a touch of country charm. A gate opens to an enclosed garden, mainly laid to lawn with a small paved patio area.

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ADDITIONAL INFORMATION

Local Authority – Bolsover

Council Tax – Band A

Viewings – By Appointment Only

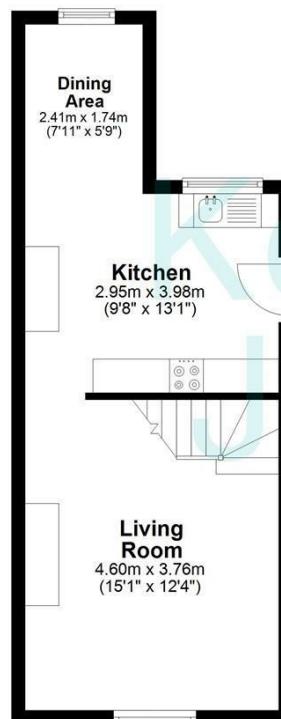
Floor Area – 702.70 sq ft

Tenure – Freehold



Ground Floor

Approx. 33.7 sq. metres (363.2 sq. feet)



First Floor

Approx. 31.5 sq. metres (339.5 sq. feet)



Total area: approx. 65.3 sq. metres (702.7 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		85
(81-91) B		
(69-80) C		
(55-68) D		64
(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

Kendra Jacob Estate Agents
Six Oaks Grove
Retford
DN220RJ

01909 492 116
Kendrajac@jbs-estates.com

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JBS Estates