



## 12 CANTERBURY CLOSE WORKSOP, S81 0PR

**£190,000**  
**FREEHOLD**

GUIDE PRICE £190,000 - £210,000

This spacious and immaculately presented three-bedroom detached family home is located in a highly sought-after area of Worksop, within walking distance of Prospect Junior School, local shops, amenities, Bassetlaw Hospital, and Kilton Golf Course.

The property offers well-proportioned and contemporary living throughout, featuring a welcoming entrance porch, a bright hallway, a modern fitted kitchen with pantry, and an expansive open-plan living and dining area ideal for modern family life.

Upstairs boasts a generous landing, three excellent-sized bedrooms, and a luxury four-piece family bathroom. Externally, the home benefits from well-maintained front and rear gardens, two patio seating areas, a detached garage, and gated access to the rear.

This attractive home is perfect for families seeking space, convenience, and style in a prime location.

**Kendra  
Jacob**

Powered by  
  
JBS Estates

# 12 CANTERBURY CLOSE

- **\*\*\*GUIDE PRICE £190,000 - £210,000\*\*\***
- Spacious and immaculately presented detached family home
- Sought-after location in Worksop, close to local amenities
- Walking distance to Prospect Junior School and Bassetlaw Hospital
- Contemporary open-plan living and dining area
- Modern fitted kitchen with pantry and space for appliances
- Three generously sized bedrooms
- Luxury four-piece family bathroom suite
- Well-maintained front and rear gardens with patio areas
- Detached garage with gated access to the rear



## ENTRANCE PORCH

Welcoming you into the property is a modern UPVC double glazed front door, complemented by a front-facing obscure UPVC double glazed window. A further internal door provides access into the entrance hall.

## ENTRANCE HALLWAY

A light and airy hallway featuring a staircase rising to the first-floor landing, a central heating radiator, and doors leading to both the kitchen and the spacious open-plan living and dining room.

## KITCHEN

This contemporary kitchen is fitted with a stylish range of wall and base units, complete with complementary work surfaces and an inset stainless steel sink with mixer tap. There is space for freestanding appliances including a gas cooker, washing machine, dishwasher, and fridge freezer. The kitchen also benefits from part-tiled walls, a quality laminate-effect floor covering, a walk-in pantry, ceiling downlighting, a rear-facing UPVC double glazed window, and a side-facing UPVC double glazed door providing access to the rear garden.

## OPEN PLAN LIVING DINING ROOM

An impressive, dual-aspect space ideal for modern family living and entertaining. The living area features a front-facing UPVC double glazed window, decorative coving to the ceiling, a central heating radiator, wall lighting, and a feature brick wall with a stylish wooden fireplace surround, marble hearth, and inset gas coal-effect fire. An archway leads seamlessly into the dining area.

## DINING ROOM

A bright and inviting space with rear-facing UPVC double glazed French doors that open directly onto the rear garden. Finished with a central heating radiator and ceiling coving.

## FIRST FLOOR LANDING

A generously sized landing area with a side-facing UPVC double glazed window, loft access hatch, and a large storage cupboard housing the wall-mounted combination boiler. Doors lead to three well-proportioned bedrooms and the family bathroom.

## MASTER BEDROOM

A beautifully presented principal bedroom with a rear-facing UPVC double glazed window, central heating radiator, and ceiling coving.

## BEDROOM TWO

A spacious second double bedroom with a front-facing UPVC double glazed window, central heating radiator, and ceiling coving.

## BEDROOM THREE

A well-sized third bedroom, ideal as a guest room or home office, with a front-facing UPVC double glazed window, central heating radiator, and built-in over-stairs storage cupboard with hanging rail and shelving.

## FAMILY BATHROOM

A modern and luxurious four-piece bathroom suite comprising a panelled bath with overhead electric shower, vanity hand wash basin, low flush WC, and bidet. Fully

tiled walls and a high-quality tile-effect floor covering complete the space, along with ceiling downlights and a rear-facing obscure UPVC double glazed window.

#### EXTERIOR

To the front of the property lies a well-maintained lawned garden with pathway access to the side, which in turn leads to the rear garden via a gated entrance. The rear garden offers a generous, low-maintenance outdoor space with a lawned area, two separate patio seating areas, rear gate access, and a detached garage with up-and-over door and side access entrance.

## 12 CANTERBURY CLOSE





Kendra  
Jacob



JBS Estates

# 12 CANTERBURY CLOSE

## ADDITIONAL INFORMATION

**Local Authority** – Bassetlaw

**Council Tax** – Band C

**Viewings** – By Appointment Only

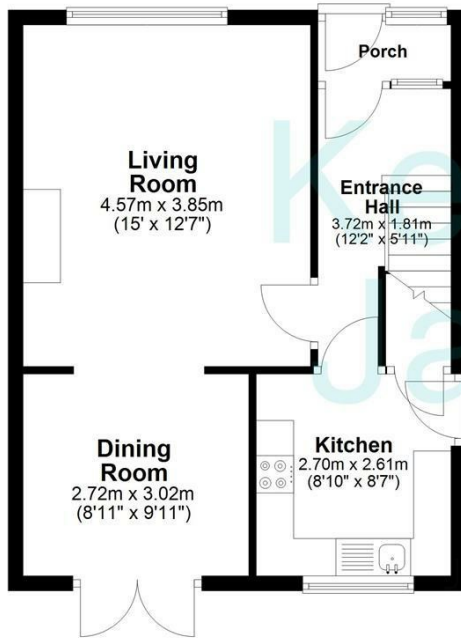
**Floor Area** – 921.80 sq ft

**Tenure** – Freehold



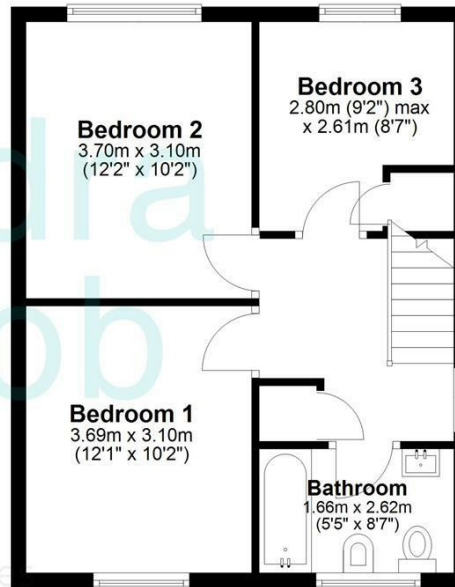
### Ground Floor

Approx. 42.5 sq. metres (457.1 sq. feet)



### First Floor

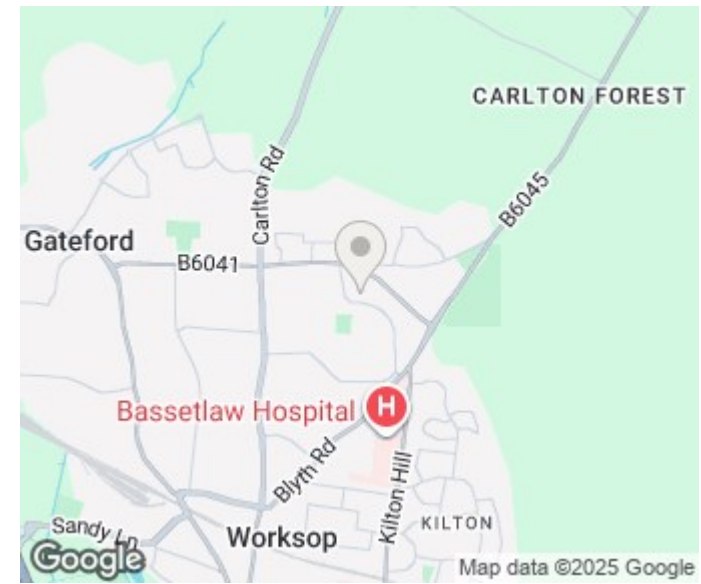
Approx. 43.2 sq. metres (464.7 sq. feet)



Total area: approx. 85.6 sq. metres (921.8 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>	63	66
(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

Kendra Jacob Estate Agents  
Six Oaks Grove  
Retford  
DN220RJ

01909 492 116  
Kendrajacob@jbs-estates.com

**Kendra Jacob**

Powered by  
JBS Estates