



7 SCAMPTON ROAD WORKSOP, S81 7RF

£250,000
FREEHOLD

**** GUIDE PRICE: £250,000 - £270,000 ****

Situated in the highly sought-after area of Gateford, Worksop, this well-maintained four-bedroom detached family home offers generous living space throughout and is priced to sell, reflecting its potential for modernisation. The property is ideal for families seeking a spacious home they can personalise to their own taste, located close to a wide range of local shops, reputable schools, amenities, and offering excellent commuter links via the nearby A1 and M1 motorways.

Internally, the home boasts a welcoming entrance porch, a spacious breakfast kitchen, two beautifully presented reception rooms, a conservatory, downstairs WC, and an inner hallway. Upstairs offers four good-sized bedrooms, including a master with ensuite shower room, and a well-appointed family bathroom.

Externally, the property benefits from a low-maintenance front garden, driveway with parking for two vehicles, an integral garage, and a landscaped rear garden with patio seating area, lawn, and an entertainment/bar space. A vehicle charging point and side access complete the external features.

This is a fantastic opportunity to acquire a substantial family home in a prestigious location, with scope to add value through modern upgrades. Early viewing is highly recommended.

**Kendra
Jacob**

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7 SCAMPTON ROAD

- Well-maintained four-bedroom detached family home
- Located in the highly sought-after Gateford area of Workop
- Priced to sell — ideal for buyers looking to modernise
- Spacious breakfast kitchen and two reception rooms
- Master bedroom with ensuite plus a modern family bathroom
- Conservatory overlooking a landscaped rear garden
- Driveway parking for two vehicles and single garage
- Private rear garden with a paved patio seating area and lawn.
- Close to local shops, schools, and amenities
- Excellent access to A1 and M1 motorway links



ENTRANCE PORCH

A welcoming UPVC double-glazed entrance door opens into a bright and airy porch, featuring front and side-facing UPVC double-glazed windows, stylish tiled flooring, and a full-height composite door providing access to the breakfast kitchen.

BREAKFAST KITCHEN

Presented in superb condition, the breakfast kitchen boasts an extensive range of modern wall and base units complemented by a stainless steel sink unit with mixer tap. Appliances include a built-in electric oven, a four-ring gas hob with an electric extractor fan above, and provisions for a freestanding fridge freezer, cleverly concealed behind a matching cupboard front. Plumbing is in place for an automatic washing machine and space is available for a dishwasher. The kitchen is fully tiled to the walls with coordinating tiled flooring, features a central heating radiator, and benefits from a useful breakfast bar. Access is provided to the inner hallway.

INNER HALLWAY

A spacious inner hallway with staircase rising to the first floor landing. Finished with elegant wood panelling to the walls, newly installed high-quality laminate flooring, and access to the downstairs WC, living room, and dining room.

LIVING ROOM

This immaculately presented and generously proportioned living room features rear-facing UPVC double-glazed windows and French doors opening onto the beautifully maintained rear garden. Finished to a high standard with

ceiling coving, central heating radiator, tasteful wall lighting, and new laminate wood flooring.

DINING ROOM

A stylish and well-appointed dining space with rear-facing UPVC double-glazed French doors opening into the conservatory. The room benefits from ceiling coving, a central heating radiator, decorative wall panelling, and newly laid laminate wood flooring.

CONSERVATORY

A spacious conservatory with UPVC double-glazed windows and a side-facing entrance door leading to the rear garden. Complete with durable tiled flooring, this is an ideal space for year-round enjoyment.

FIRST FLOOR LANDING

The landing offers a side-facing UPVC double-glazed window, spindle balustrades, central heating radiator, loft access hatch, airing cupboard housing the cylinder, and doors leading to three well-sized bedrooms and the family bathroom.

MASTER BEDROOM

A beautifully presented master suite with front-facing UPVC double-glazed window, central heating radiator, and fitted wardrobes spanning one wall. A door leads to the private ensuite shower room.

EN-SUITE SHOWER ROOM

Comprising a modern three-piece suite including a walk-in shower enclosure with electric overhead shower, pedestal hand wash basin, and low flush WC. Finished with

part-tiled walls, tiled flooring, central heating radiator, shaver point, electric extractor fan, and an obscure front-facing UPVC double-glazed window.

BEDROOM TWO

A generous double bedroom with rear-facing UPVC double-glazed window and central heating radiator.

BEDROOM THREE

A spacious third bedroom with rear-facing UPVC double-glazed window and central heating radiator.

BEDROOM FOUR

A well-proportioned fourth bedroom with front-facing UPVC double-glazed window, central heating radiator, and a single fitted wardrobe.

FAMILY BATHROOM

A beautifully maintained family bathroom featuring a modern three-piece suite comprising a panelled bath, pedestal hand wash basin, and a low flush WC. Tastefully part-tiled to the walls and finished with a high-quality laminate-effect vinyl floor covering. Further benefits include a central heating radiator and an obscure UPVC double-glazed window providing natural light and privacy.

EXTERIOR

To the front of the property lies a low-maintenance garden and a driveway offering off-road parking for two vehicles, leading to a single garage with up-and-over door, power, and lighting. Gated side access leads to the rear garden, and a vehicle charging point is conveniently positioned to the side of the property.

The rear garden is immaculately landscaped, featuring an extensive patio seating area, steps rising to a well-kept lawn, and a low-maintenance garden, bordered by mature shrubs and trees. Additional benefits include exterior lighting and a water tap.

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ADDITIONAL INFORMATION

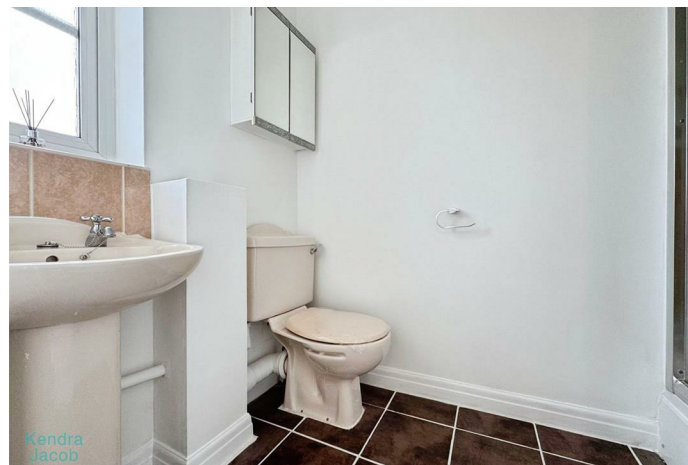
Local Authority – Bassetlaw

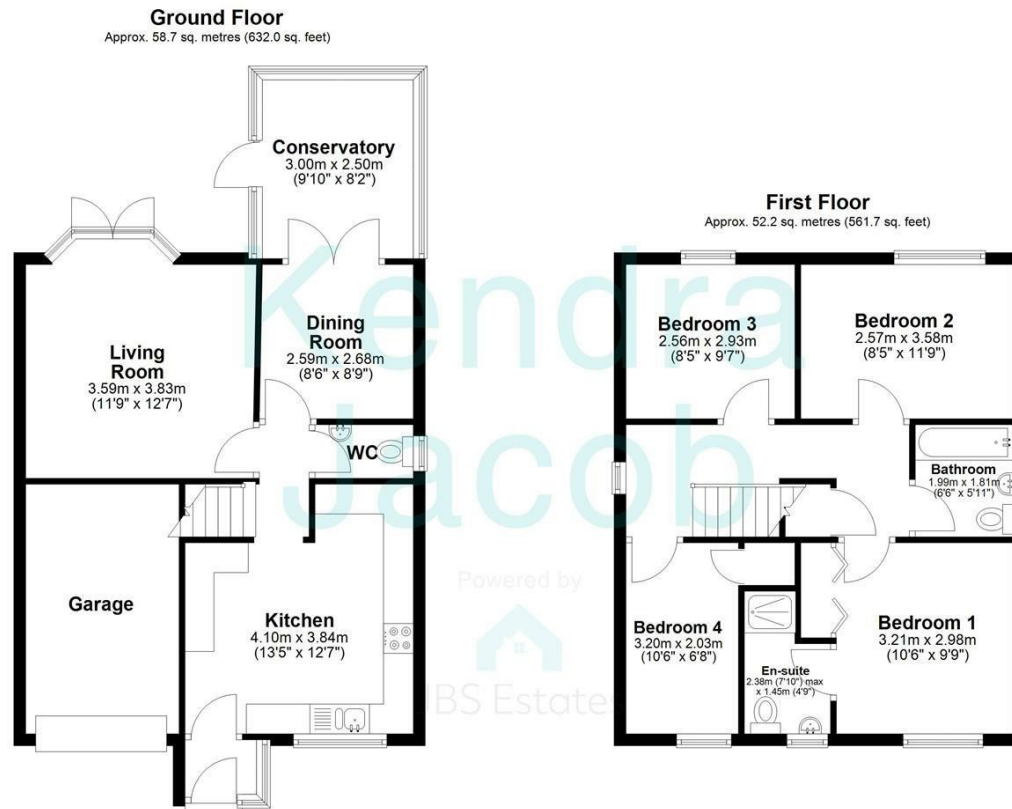
Council Tax – Band D

Viewings – By Appointment Only

Floor Area – 1193.70 sq ft

Tenure – Freehold





Total area: approx. 110.9 sq. metres (1193.7 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		
(81-91) B		85
(69-80) C	70	
(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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