



44 CROSS STREET WORKSOP, S81 9PA

£180,000
FREEHOLD

An immaculately presented three-bedroom semi-detached family home, offering stylish, spacious, and well-appointed accommodation throughout. Situated in a highly sought-after village location, the property is ideally positioned close to Langold Country Park, local shops, reputable schools, and a range of amenities. Excellent transport links place the home within easy reach of Worksop, Bawtry, Doncaster, Sheffield, and Rotherham.

Internally, the property boasts a welcoming entrance hallway, a modern open-plan kitchen-diner, a spacious dual-aspect living room, a practical utility room, and a contemporary downstairs WC. The first floor offers three generously sized bedrooms, a luxurious family bathroom, and access to a versatile attic room via bedroom two.

Externally, the property features a beautifully maintained front garden, a driveway providing ample off-road parking, and a detached garage with a rear workshop. The rear garden is impressively landscaped, offering multiple seating areas including a porcelain-paved patio and composite raised decking—perfect for outdoor entertaining. This stunning home is the perfect blend of modern living and traditional charm, and must be viewed to be fully appreciated.

**Kendra
Jacob**

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44 CROSS STREET

- Immaculately presented 3-bedroom semi-detached family home
- Located in a popular village near Langold Country Park
- Close to shops, schools, and local amenities
- Easy access to Worksop, Bawtry, Doncaster, Sheffield & Rotherham
- Stylish open-plan kitchen-diner with modern fittings
- Spacious dual-aspect living room with feature fireplace
- Utility room and contemporary downstairs WC
- Three generously sized bedrooms and luxury bathroom
- Versatile attic room accessed via bedroom two
- Landscaped front and rear gardens, driveway, garage & workshop



ENTRANCE HALLWAY

A stylish and inviting entrance hallway, accessed via a front-facing composite door. Elegantly decorated with wood panelling to the walls and coving to the ceiling, this welcoming space also features a central heating radiator and provides direct access to the kitchen-diner.

KITCHEN DINER

A contemporary and generously sized kitchen-diner, fitted with a sleek range of high-gloss white wall and base units complemented by stylish work surfaces. The design incorporates a ceramic sink with mixer tap, an integrated electric oven, ceramic hob with an extractor fan above, and a built-in fridge. Partially tiled walls, a rear-facing UPVC double-glazed window, and matching entrance door to the utility room complete the look. A large built-in storage cupboard adds practicality. The open-plan dining area boasts a continuation of the attractive laminate wood flooring and a full-height UPVC double-glazed window, filling the space with natural light. Coving to the ceiling and a central heating radiator complete the room.

LIVING ROOM

A spacious and tastefully presented living room, benefiting from both front and rear-facing UPVC double-glazed windows. Decorative coving, wall lighting, and a central heating radiator enhance the room's elegance. The focal point is a stunning marble fireplace with inset hearth and an attractive coal-effect gas fire.

UTILITY ROOM

A practical utility room offering additional worktop space

and provisions for freestanding appliances including a washing machine, tumble dryer, and freezer. Finished with mermaid panelling to the walls, rear-facing UPVC double-glazed window, and a side-facing UPVC entrance door leading to the rear garden. Internal door access is provided to the downstairs WC.

DOWNSTAIRS WC

Smartly finished with a white low flush WC and a modern vanity wash basin with mermaid-style splashback. Features include a chrome heated towel rail, recessed ceiling lighting, and a rear-facing obscure UPVC double-glazed window.

FIRST FLOOR LANDING

A beautifully appointed landing with spindle balustrades, wood panelling to the walls, decorative coving, and a rear-facing UPVC double-glazed window. Central heating radiator and doors leading to three bedrooms and the family bathroom.

BEDROOM ONE

A bright and stylish primary bedroom with a front-facing UPVC double-glazed window, coving to the ceiling, and central heating radiator. Ample storage is provided by a built-in cupboard, a run of quality fitted wardrobes, matching bedside cabinets, and a coordinating dressing table.

BEDROOM TWO

A spacious second bedroom, also front-facing with a UPVC double-glazed window. Features include coving to

the ceiling, central heating radiator, and fitted wardrobes along one wall. A door provides access to a staircase leading up to the attic room.

ATTIC ROOM

A versatile converted attic room, accessed via its own staircase. The space is flooded with light from two rear-facing Velux windows and benefits from two central heating radiators and a storage cupboard housing the combination central heating boiler.

BEDROOM THREE

A well-proportioned third bedroom, enjoying views over the rear garden via a UPVC double-glazed window. Finished with coving to the ceiling and a central heating radiator.

FAMILY BATHROOM

A luxurious family bathroom suite comprising a panelled bath with mains-fed waterfall shower and glass screen, vanity unit with wash basin, and a low flush WC. Fully tiled walls, laminate wood-effect flooring, modern heated towel rail, recessed downlighting, and an obscure rear-facing UPVC double-glazed window create a spa-like ambience.

EXTERIOR

To the front of the property lies a beautifully maintained walled garden with a neat lawn and mature, well-stocked borders. The driveway provides off-road parking and leads to a detached garage and workshop. A gated pathway offers access to the rear garden.

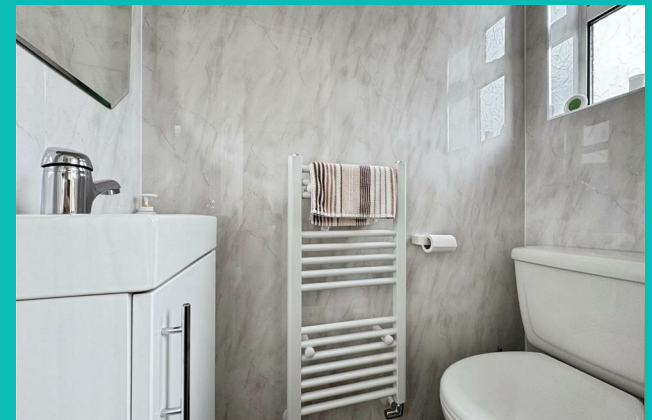
The rear garden is a standout feature—landscaped to a high standard with a porcelain-paved patio ideal for outdoor

dining, a well-kept lawn, decorative planting, and a stylish composite-raised decking area for additional seating. Outside lighting, power supply, and a water tap complete the space.

DETACHED GARAGE AND WORKSHOP

The detached garage benefits from a remote-controlled electric door, side entrance door, and is fully equipped with power and lighting. To the rear, a dedicated workshop area offers additional space for hobbies or storage.

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ADDITIONAL INFORMATION

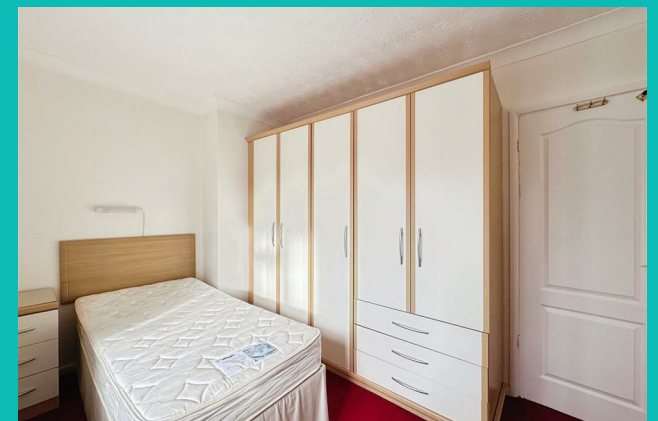
Local Authority – Bassetlaw

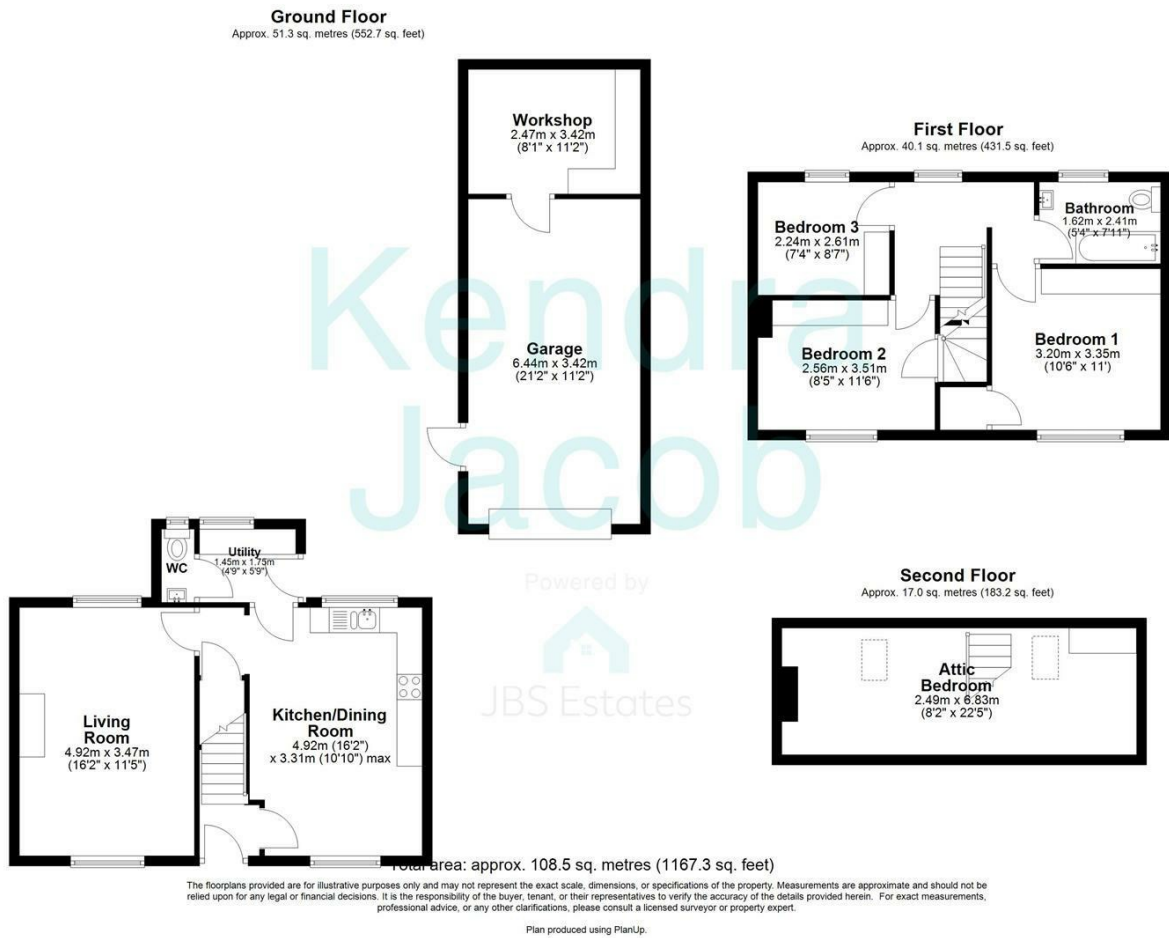
Council Tax – Band A

Viewings – By Appointment Only

Floor Area – 1167.30 sq ft

Tenure – Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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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