



46 MIDDLEGATE FIELD DRIVE WORKSOP, S80 4NF

£165,000
FREEHOLD

*** GUIDE PRICE £165,000 - £175,000 ***

For sale is this beautifully presented two-bedroom semi-detached home, ideally situated in the desirable village of Whitwell. The property is conveniently located within walking distance of train stations, primary and junior schools, a doctors' surgery, shops, and local pubs. Surrounded by stunning countryside walks, including the picturesque Whitwell Woods, this home perfectly combines village charm with everyday convenience. In brief the property welcomes you; fitted kitchen with space for a dining area, a well proportioned living room with French doors to the ground floor. To the first floor are two well-proportioned bedrooms and a modern family bathroom suite. Externally, the property offers a block-paved driveway providing off-road parking, and attractive rear gardens that are beautifully maintained and enjoy a good degree of privacy.

**Kendra
Jacob**

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46 MIDDLEGATE FIELD DRIVE

- SEMI-DETACHED • TWO BEDROOMS • OFF ROAD PARKING • IDEAL FOR A FIRST TIME BUYER • PERFECT HOME & READY TO MOVE INTO • ATTRACTIVE REAR GARDEN • MODERN BATHROOM SUITE • VILLAGE LOCATION • ***
- GUIDE PRICE £165,000 - £175,000
- *** • BEAUTIFULLY PRESENTED THROUGHOUT



KITCHEN

With a range of wall and base units in cream, work surfaces incorporating black sink and drainer, Integrated appliances including dishwasher, Induction hob with stainless steel cooker hood above, electric oven and grill. Power points, plumbing for a washing machine, central heating radiator, splashback tiling, herringbone flooring, a side facing Upvc entrance door and a front facing double glazed bow window.

LIVING ROOM

A well proportioned living room with rear facing double glazed French doors opening onto the garden. TV point, power points, central heating radiator, Herringbone flooring and stairs leading to the first floor accommodation.

FIRST FLOOR-LANDING

With a side facing double glazed window, loft access and a central heating radiator.

BEDROOM ONE

With a rear facing double glazed window, power points, central heating radiator and fitted wardrobes to one side of the wall with sliding doors.

BEDROOM TWO

With a front facing double glazed window, power points, central heating radiator and a built in storage cupboard.

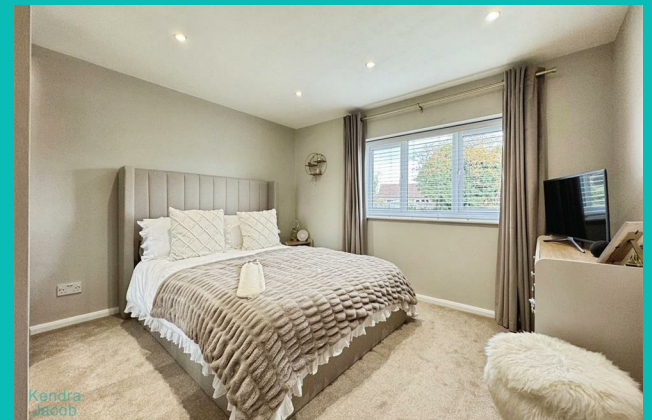
BATHROOM

A modern three piece suite comprising of a panelled bath with rainfall shower, pedestal sink, low flush w/c, ceramic tiling, PVC ceiling, chrome towel radiator, extractor fan and a front facing double glazed obscure window.

EXTERNAL

To the front of the property is a block-paved driveway providing off-road parking for two vehicles. A side gate offers access to the attractive rear garden, which features a well-maintained lawn, an Indian stone patio, and raised wooden sleeper beds filled with mature plants and trees. The garden also benefits from an outside tap, external power points, and the added privacy of not being overlooked to the rear.

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ADDITIONAL INFORMATION

Local Authority – Bolsover

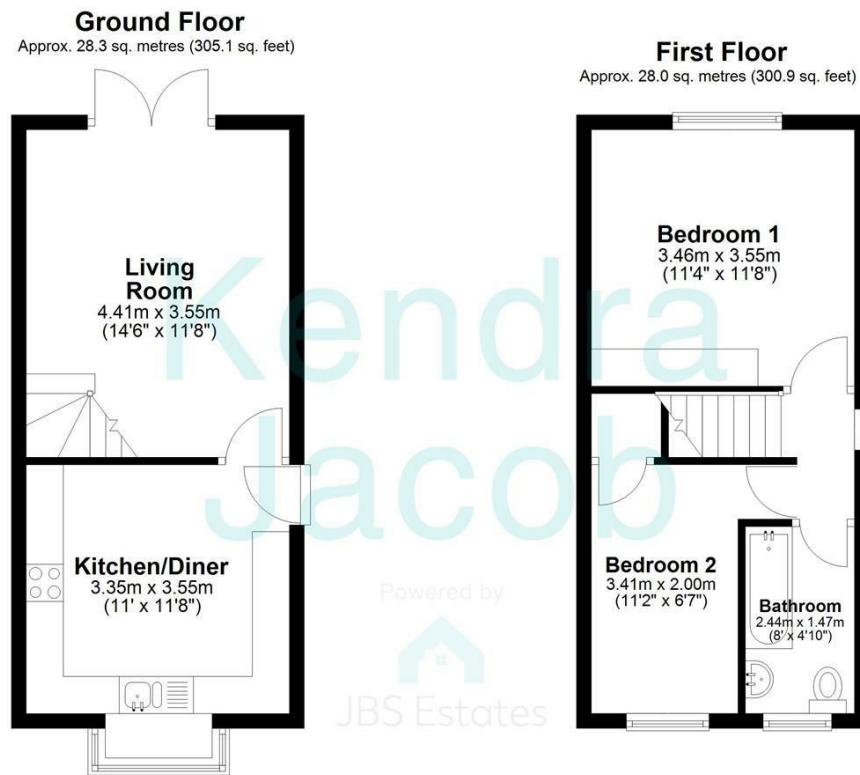
Council Tax – Band A

Viewings – By Appointment Only

Floor Area – 606.00 sq ft

Tenure – Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	73	
(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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