



37 RETFORD ROAD WORKSOP, S81 8HB

£300,000
FREEHOLD

****GUIDE PRICE £300,000-£325,000****

This spacious and stylish extended three-bedroom semi-detached family home is beautifully presented throughout, offering contemporary living spaces ideally suited to modern family life. The property boasts a welcoming entrance hall, an elegant living room with a feature log-burning stove, and a generous open-plan arrangement including a modern breakfast kitchen, extended sitting room and conservatory-style dining area, all flooded with natural light.

Upstairs, there are three well-proportioned bedrooms complemented by a modern family bathroom. Externally, the home benefits from ample off-road parking, a larger-than-average rear garden with attractive seating areas, and a garage that has been converted into a fully equipped hair salon—ideal for those looking to run a business from home.

Situated in the much sought-after village location of Blyth, the property is conveniently placed for local shops, cafés, bars, restaurants and highly regarded schools, while also offering excellent commuter access to the A1 and M1 motorway links. This is a superb opportunity to acquire a versatile and contemporary family home in a desirable village setting.

**Kendra
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37 RETFORD ROAD

- Extended three-bedroom semi-detached family home
- Spacious, stylish and contemporary interior throughout
- Feature living room with multi-fuel log-burning stove
- Modern breakfast kitchen with integrated appliances
- Extended sitting room and conservatory-style dining area
- Three well-proportioned bedrooms and family bathroom
- Larger-than-average rear garden with paved seating areas
- Ample off-road parking via a block-paved driveway
- Garage converted into a fully equipped hair salon/home business space
- Sought-after village location of Blyth, close to shops, schools and A1/M1 links



ENTRANCE PORCH

An inviting entrance porch with an attractive front-facing uPVC double-glazed door, leading into a bright space finished with laminated wood flooring. A further solid wooden door opens into the main entrance hallway.

ENTRANCE HALLWAY

A welcoming and spacious hallway featuring a staircase rising to the first-floor landing, elegant coving to the ceiling, dado rail detailing to the walls and a central heating radiator. A door provides access to the main living room.

LIVING ROOM

A beautifully presented and generously proportioned living room, enhanced by a front-facing uPVC double-glazed bay window allowing an abundance of natural light. The room benefits from coving to the ceiling, a central heating radiator and stylish laminated wood flooring. The focal point is a striking multi-fuel log-burning stove set within a brick surround, complete with a solid oak mantel and tiled

BREAKFAST KITCHEN

This contemporary and spacious breakfast kitchen is fitted with a comprehensive range of wall and base units with complementary work surfaces, incorporating a stainless-steel sink unit with mixer tap. Integrated appliances include a fan-assisted electric double oven, four-ring ceramic hob with electric extractor above, fridge freezer and dishwasher, with space for a freestanding washing machine. A breakfast bar provides casual seating.

Additional features include coving and downlighting to the ceiling, laminated wood flooring, a large under-stairs

storage cupboard, a side-facing uPVC double-glazed window and a side entrance door opening directly onto the driveway.

SITTING ROOM

An impressive extended sitting room offering a versatile and stylish living space. Features include a rear-facing uPVC double-glazed window, skylight providing excellent natural light, downlighting to the ceiling and a high-quality herringbone wooden floor. The room enjoys open-plan access into the dining area and a door leading to the ground-floor WC.

GROUND FLOOR WC

A sleek and modern WC fitted with a wall-hung vanity hand wash basin and wall-hung low-flush WC. Finished with part-tiled walls, tiled flooring, downlighting to the ceiling and an electric extractor fan.

CONSERVATORY/DINING ROOM

Currently utilised as a dining room, this bright and airy conservatory benefits from an insulated ceiling with downlights, side and rear double-glazed windows and rear-facing French doors opening onto the decked seating area of the garden.

FIRST FLOOR LANDING

The landing features a side-facing uPVC double-glazed window, traditional spindle balustrade, coving to the ceiling and original doors providing access to three bedrooms and the family bathroom.

MASTER BEDROOM

A delightful and spacious principal bedroom with a front-facing uPVC double-glazed bay window flooding the room with natural light. The room also offers downlighting to the ceiling, a central heating radiator and an extensive range of fitted wardrobes with coordinating overhead cupboards and drawers.

BEDROOM TWO

A well-appointed second double bedroom featuring a rear-facing uPVC double-glazed window, central heating radiator, downlighting to the ceiling, access hatch to the loft and fitted double wardrobes with matching overhead storage.

BEDROOM THREE

A single bedroom with a rear-facing uPVC double-glazed window, coving to the ceiling, downlighting and a central heating radiator.

FAMILY BATHROOM

A stylish three-piece suite in white comprising a P-shaped bath with overhead mains shower and glass screen, pedestal hand wash basin and low-flush WC. The bathroom is finished with part-tiled walls, Mermaid-style panelling, vinyl flooring, chrome towel radiator, downlighting to the ceiling and a side-facing obscure uPVC double-glazed window.

EXTERIOR

Front

To the front of the property is a walled garden with raised,

low-maintenance flower beds and an extensive block-paved driveway providing off-road parking for multiple vehicles. The driveway leads to the garage and offers gated access to the rear garden.

Rear

The rear garden is larger than average and attractively landscaped, featuring an extensive paved seating area with pagoda, a lawn with low-maintenance well-stocked borders, play area, a brick-built storage area, and external lighting, power points and water tap.

GARAGE/HAIR SALON

The garage has been professionally converted into a fully functional hair salon, making it ideal for beauticians or hairdressers wishing to run a business from home. The front section of the garage retains useful storage space with an up-and-over door, power and lighting.

The salon itself is accessed via a side-facing composite entrance door and is fitted with a hairdressing sink unit, a range of wall and base units with complementary work surfaces incorporating a sink with mixer tap. Additional features include Velux windows, downlighting to the ceiling, high-quality wood flooring throughout and electric wall heaters. A door leads to a private WC fitted with a vanity low-flush WC, vanity wash basin, part-tiled walls and ceiling downlighting.

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ADDITIONAL INFORMATION

Local Authority – Bassetlaw

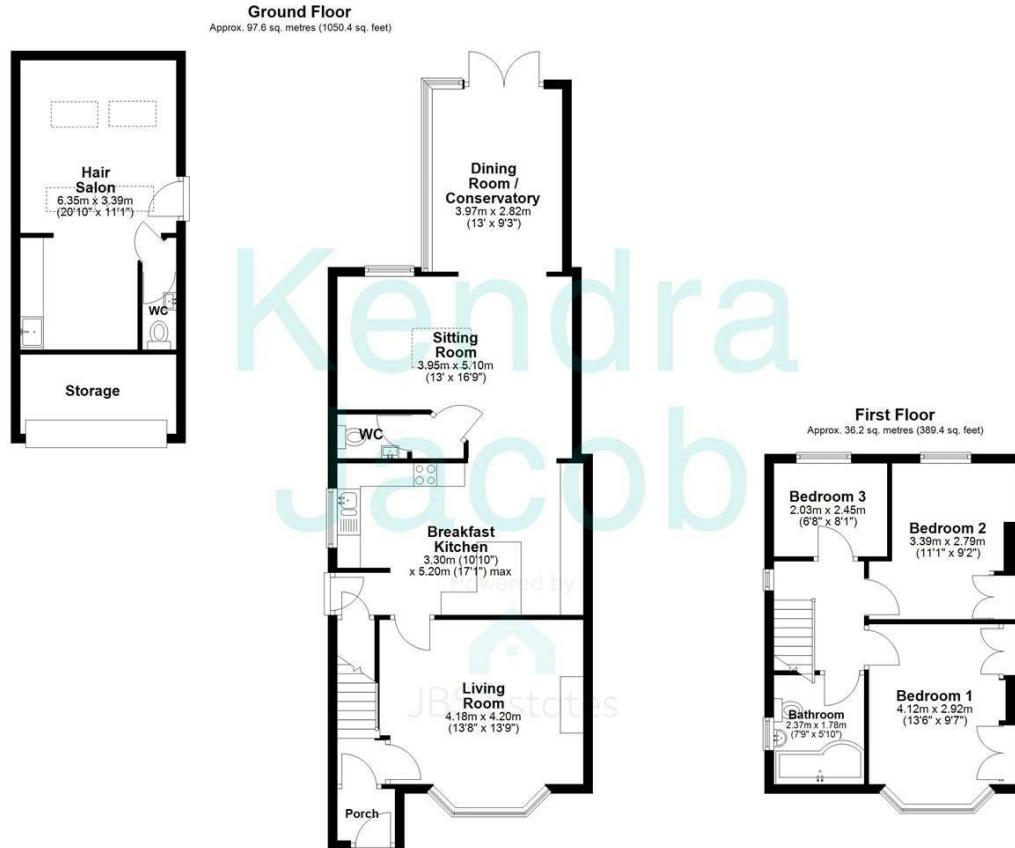
Council Tax – Band D

Viewings – By Appointment Only

Floor Area – 1439.80 sq ft

Tenure – Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	83
(81-91)	B	71
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
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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