



## 35 ROYDS CRESCENT WORKSOP, S80 3HF

**£150,000  
FREEHOLD**

\*\*\*\*GUIDE PRICE £150,000-£155,000\*\*\*\*

Situated in a highly desirable village, this beautifully maintained three-bedroom semi-detached property offers a perfect blend of comfort, style, and convenience. Ideally located close to local shops, schools, and amenities, it's an ideal home for families or those looking for a peaceful village setting with excellent access to nearby conveniences.

Upon entering, you're welcomed into a spacious and inviting entrance hall. The well-proportioned living room enjoys a dual aspect, filling the space with natural light. The stylish kitchen is beautifully fitted with integrated appliances and flows seamlessly into the dining area, creating the perfect space for both cooking and entertaining. A handy utility cupboard and convenient downstairs WC complete the ground floor layout.

Upstairs, the property boasts three generously sized double bedrooms, each offering plenty of space for modern living. The family bathroom features a three-piece suite with a corner bath. Externally, the property offers off-road parking to the front and a low-maintenance rear patio area.

**Kendra  
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# 35 ROYDS CRESCENT

• SEMI-DETACHED • THREE DOUBLE SIZE BEDROOMS • OPEN PLAN KITCHEN & DINING AREA • OFF ROAD PARKING • IDEAL FOR A FIRST TIME BUYER • VILLAGE LOCATION • DOWNSTAIRS WC • GUIDE PRICE £150,000-£155,000 • INTEGRATED APPLIANCES FITTED IN THE KITCHEN



## ENTRANCE HALL

With a front facing composite door, laminate flooring and stairs leading to the first floor.

## LIVING ROOM

A well proportioned living room with front and rear facing double glazed window. Laminate flooring, power points and central heating radiators.

## KITCHEN/DINER

A beautiful fitted kitchen with a range of high and low level units, work surfaces incorporating stainless steel sink and drainer, Integrated appliances including electric oven, grill and hob, dishwasher and Fridge. Breakfast bar with seating area, splashback tiles, laminate flooring, side and rear facing double glazed windows and built in storage cupboard with plumbing for a washing machine.

## DINING AREA

With a front facing double glazed window, central heating radiator, power points, laminate flooring and space for a good size dining table.

## DOWNSTAIRS WC

Comprising of a low flush w/c, wash hand basin, wall mounted boiler and a side facing double glazed obscure window.

## BEDROOM ONE

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

## FIRST FLOOR-LANDING

With loft access and power point.

## BEDROOM TWO

With a front facing double glazed window, power points and a central heating radiator.

## BEDROOM THREE

With a rear facing double glazed window, power points and a central heating radiator.

## BATHROOM

A three piece suite comprising of a corner bath with shower over, low flush w/c, pedestal sink, towel radiator and a rear facing double glazed obscure window.

## EXTERNAL

To the outside of the property is a driveway providing off road parking, a further side area with gated access leading to the rear. To the rear is a storage shed, outside tap and patio area.

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## ADDITIONAL INFORMATION

**Local Authority** – Bassetlaw

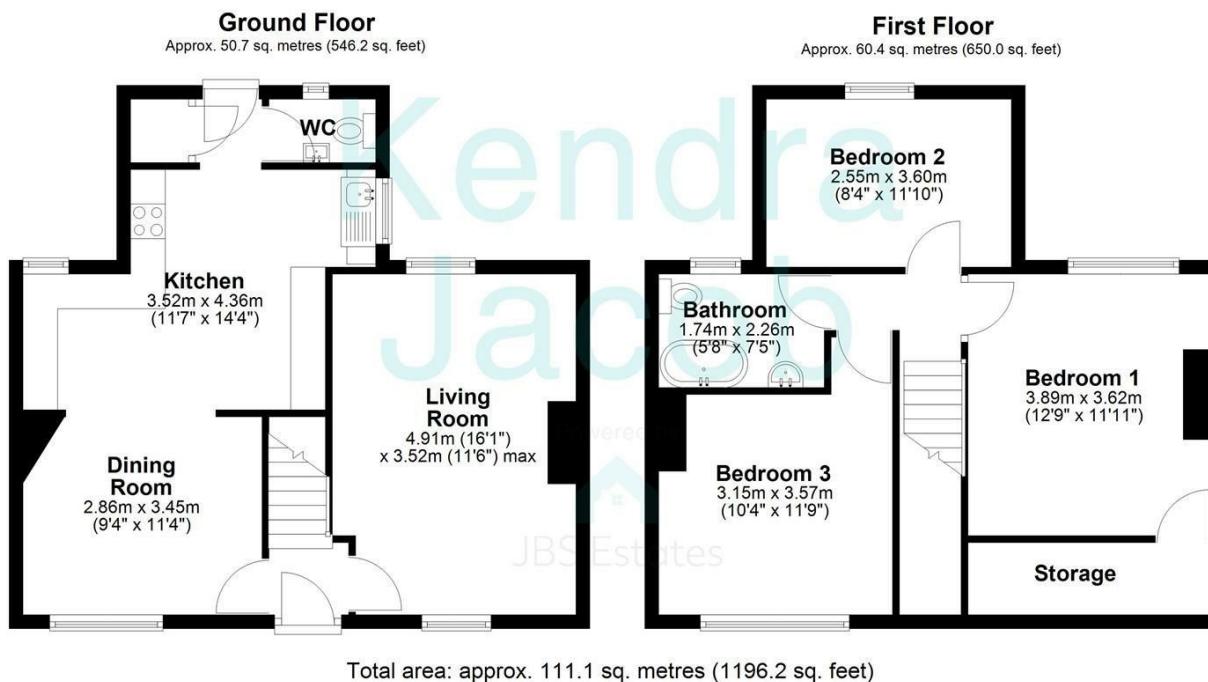
**Council Tax** – Band A

**Viewings** – By Appointment Only

**Floor Area** – 1196.20 sq ft

**Tenure** – Freehold





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	
(69-80)	C	79
(55-68)	D	
(39-54)	E	65
(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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