



51 WOODLAND DRIVE WORKSOP, S81 7JU

£200,000
FREEHOLD

GUIDE PRICE £200,000 - £220,000

A spacious and traditional three-bedroom family home, offering generously proportioned living accommodation, characterful features and excellent outdoor space. The property benefits from a welcoming entrance hallway, a spacious lounge and dining area, a fitted kitchen, three well-proportioned bedrooms and a family bathroom. Externally, there is a long driveway providing ample off-road parking, an oversized garage and an enclosed rear garden. Further benefits include a boarded loft with potential for conversion, subject to the necessary permissions, and no upper chain, making this an attractive opportunity for a range of buyers. Situated in a much sought-after location, the property is conveniently positioned close to local shops, schools and everyday amenities.

**Kendra
Jacob**

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51 WOODLAND DRIVE

- ***GUIDE PRICE £200,000 - £220,000***
- Spacious and traditional three-bedroom family home
- No upper chain
- Situated in a much sought-after location
- Generous lounge and dining room
- Fitted kitchen with high-gloss units
- Three well-proportioned bedrooms
- Long driveway providing ample off-road parking
- Oversized double garage with power and lighting
- Enclosed rear garden with lawn and seating area



ENTRANCE HALLWAY

Having a front-facing UPVC double-glazed entrance door opening into a welcoming entrance hallway, with staircase rising to the first-floor landing, useful storage cupboard, decorative Delph shelf and central heating radiator. Doors provide access to the downstairs WC, kitchen and spacious open-plan lounge/dining room.

DOWNSTAIRS WC

Fitted with a white suite comprising a low-level WC and wall-hung wash hand basin with complementary tiled splashback. A side-facing obscure UPVC double-glazed window provides natural light and privacy.

KITCHEN

The kitchen is fitted with a range of high-gloss wall and base units, complemented by contrasting work surfaces incorporating a stainless steel sink unit with mixer tap. Integrated cooking facilities include an electric oven and gas hob with extractor fan above. There is additional space for freestanding appliances, partially tiled walls, attractive herringbone-effect vinyl flooring and recessed ceiling downlights. A rear-facing UPVC double-glazed window provides natural light, while a side-facing UPVC double-glazed entrance door offers convenient access to the driveway.

LOUNGE DINING ROOM

A generously proportioned and well-presented reception space, offering a traditional and welcoming atmosphere. The lounge area features an attractive front-facing UPVC double-glazed bay window, central heating radiator and

feature fireplace with a tiled hearth and surround, creating an appealing focal point to the room. The space flows seamlessly into the dining area, providing an ideal setting for both everyday family living and entertaining.

DINING ROOM

The dining area enjoys a light and airy feel, with rear-facing UPVC double-glazed windows and French doors opening directly onto the rear garden. A central heating radiator completes the space, making this an ideal area for family meals and social gatherings.

FIRST FLOOR LANDING

A spacious first-floor landing featuring a side-facing UPVC double-glazed window, allowing natural light to filter through. There is access to the loft via a hatch and loft ladder. The loft space has been fully boarded and plastered and benefits from a UPVC double-glazed window, offering potential for conversion, subject to the necessary planning permissions and building regulations. Doors provide access to three bedrooms and the family bathroom.

BEDROOM ONE

A spacious double bedroom situated to the rear of the property, featuring a rear-facing UPVC double-glazed window, central heating radiator and fitted storage. The storage area also houses the recently installed wall-mounted central heating boiler, which benefits from a two-year warranty.

BEDROOM TWO

A further well-proportioned double bedroom, featuring a

front-facing UPVC double-glazed bay window, creating an attractive focal point and allowing plenty of natural light to enter the room. A central heating radiator completes the accommodation.

BEDROOM THREE

A good-sized third bedroom, featuring a front-facing UPVC double-glazed window, useful built-in storage with hanging rail and central heating radiator. This versatile room would also make an ideal home office, dressing room or nursery.

EXTERIOR

To the front of the property is a low-maintenance walled garden, alongside a lengthy driveway providing off-road parking for multiple vehicles. The driveway leads to an oversized garage, fitted with double wooden entrance doors, three windows, power and lighting, offering excellent storage and workshop potential.

To the rear is a good-sized, enclosed garden, predominantly laid to lawn and complemented by a designated seating area, providing a pleasant outdoor space for relaxation, family activities and entertaining.

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ADDITIONAL INFORMATION

Local Authority – Bassetlaw

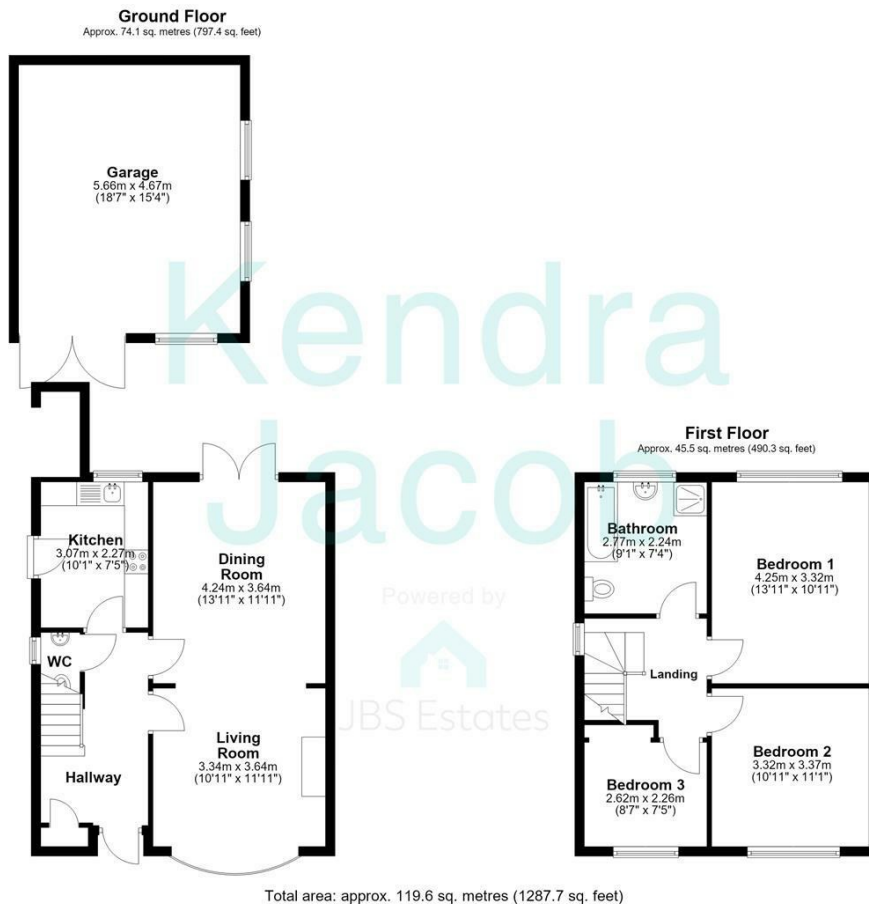
Council Tax – Band B

Viewings – By Appointment Only

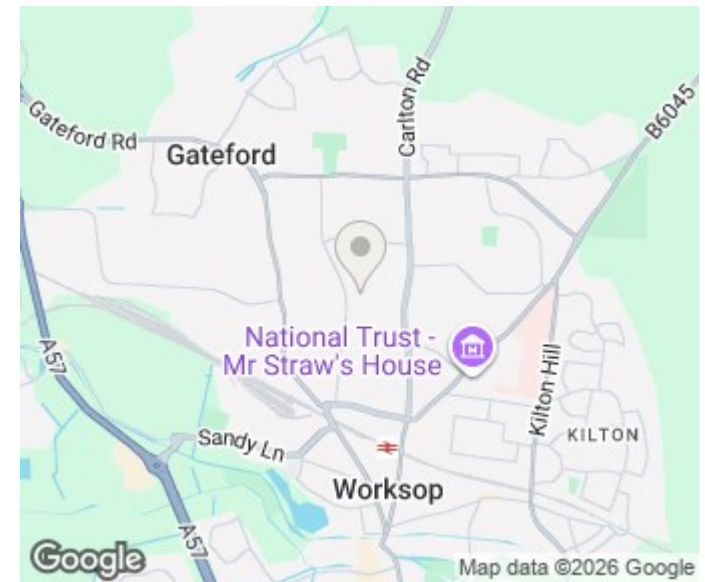
Floor Area – 1287.70 sq ft

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		
(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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