# 2 HIGHFIELD VILLAS DONCASTER ROAD

## WORKSOP, S81 9QX

## £230,000

## FREEHOLD

*****GUIDE PRICE £230,000-£240,000****

A charming and characterful three-bedroom family home, beautifully presented throughout and occupying a generous plot with stunning established gardens, versatile living accommodation and exceptional outdoor entertaining space. Bursting with warmth and personality, the property effortlessly blends traditional features with modern comforts. The welcoming interior includes a bright and spacious living room centred around a beautiful cast iron fireplace, a well-appointed kitchen with solid oak work surfaces, a separate dining room ideal for family gatherings and a superb conservatory that creates a seamless connection between the home and garden. Upstairs, three well-proportioned bedrooms and a stylish family bathroom provide comfortable accommodation, whilst thoughtful decorative touches throughout enhance the home's inviting and homely feel.

One of the standout features of this delightful property is its impressive rear garden. Beautifully established with mature trees, colourful planting and a variety of private seating areas, the garden

Kendra Jacob

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# 2 HIGHFIELD VILLAS

• TRADITIONAL SEMI-DETACHED HOME • THREE GOOD SIZE BEDROOMS • THREE RECEPTION ROOMS • GUIDE PRICE £230,000-£240,000 • CHARACTERFUL AND SPACIOUS THROUGHOUT • EXTENSIVE DRIVEWAY • ATTRACTIVE REAR GARDEN WITH OUTBUILDINGS AND SUMMER HOUSE • SOLAR PANELS FITTED TO THE PROPERTY • DESIRABLE VILLAGE LOCATION

**ENTRANCE HALL**

Accessed via a front-facing composite entrance door, the welcoming hallway features laminate flooring, a central heating radiator, power point and a useful understairs storage cupboard.

**KITCHEN**

Fitted with a range of base units complemented by solid oak work surfaces and an inset sink with drainer. Integrated appliances include an induction hob with electric oven and grill beneath, together with a stainless steel extractor hood above. There is plumbing for a washing machine, tiled splashbacks, wall-mounted shelving, tiled flooring and a rear-facing double glazed window.

**LIVING ROOM**

A bright and airy reception room featuring a front-facing bow window, laminate flooring, power points, TV point and central heating radiators. The focal point of the room is a charming cast iron fireplace with gas fire insert. Open access leads through to the dining area.

**DINING AREA**

A versatile dining space featuring double oak doors opening into the conservatory. Benefitting from laminate flooring, a central heating radiator and power points, this room provides the perfect setting for family dining and entertaining guests.

**CONSERVATORY**

A generously proportioned additional reception room benefitting from a central heating radiator, decorative wall panelling, tiled flooring and power points. A door provides access to the outside, whilst French doors open onto the garden.

**FIRST FLOOR-LANDING**

With loft access, decorative wall panelling to one side and a front-facing double glazed window.

**BEDROOM ONE**

A generous double bedroom featuring fitted wardrobes with mirrored sliding doors, decorative wall panelling, laminate flooring, a front-facing double glazed window and a central heating radiator.

**BEDROOM TWO**

A spacious double bedroom with a rear-facing double glazed window, laminate flooring, power points and a central heating radiator. Built-in storage cupboard housing the central heating system.

**BEDROOM THREE**

With a rear-facing double glazed window overlooking the garden, laminate flooring, power points and a central heating radiator.

**BATHROOM**

Comprising a freestanding bath with shower attachment, vanity wash hand basin and low flush WC. Partially tiled walls and a side-facing obscure double glazed window.

**EXTERNAL**

Occupying a generous plot, the property enjoys excellent kerb appeal with a driveway providing off-road parking for two to three vehicles, attractive decorative stone

landscaping and wrought iron gated access. Secure gated access to the side leads through to the rear garden, with the added convenience of an outside tap. A particular feature of this wonderful home is the impressive rear garden, offering an exceptional outdoor space for families, keen gardeners and those who enjoy entertaining. Predominantly laid to lawn, the garden is beautifully landscaped with a variety of mature shrubs, trees and flowering plants, creating a colourful and tranquil setting throughout the seasons. A slate patio with timber canopy provides the perfect spot for outdoor relaxation, while a further decked seating area beneath a wooden canopy offers an ideal space for al fresco dining and social gatherings. Two summer houses are included within the sale, one of which benefits from power and lighting, providing versatile space suitable for a home office, hobby room or garden retreat. Enclosed by fenced boundaries and enjoying a high degree of privacy, this stunning garden is not directly overlooked and offers a wonderful extension of the living accommodation.

Kendra
Jacob

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## ADDITIONAL INFORMATION

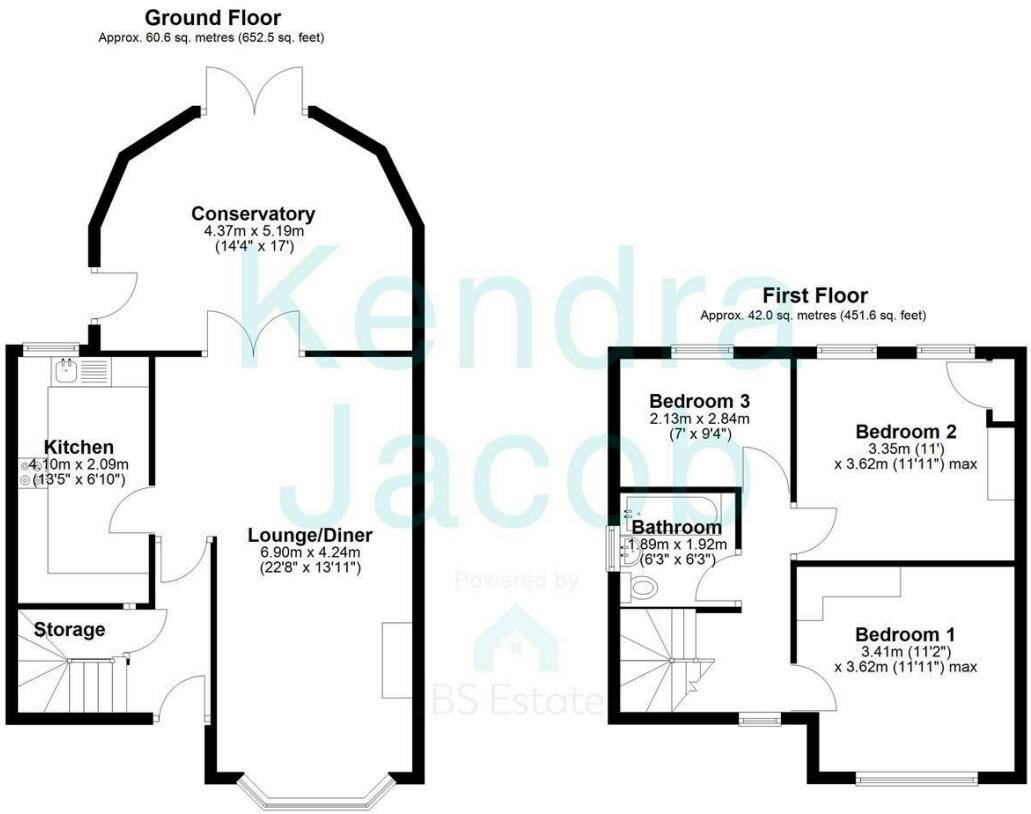
**Local Authority** – BASSETLAW

**Council Tax** – Band A

**Viewings** – By Appointment Only

**Floor Area** – 1104.10 sq ft

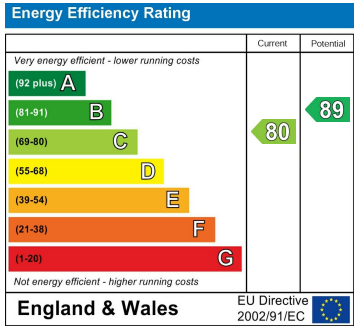
**Tenure** – Freehold




Total area: approx. 102.6 sq. metres (1104.1 sq. feet)

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.




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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