17 KINGFISHER WALK

WORKSOP, S81 8TQ

£250,000

FREEHOLD

A well-presented and spacious three-bedroom detached family home, offering versatile accommodation throughout and ready to move straight into. Occupying a pleasant position, this attractive property is ideal for growing families, with a thoughtfully designed layout that provides generous living space and well-proportioned bedrooms. The ground floor comprises a welcoming entrance hall, a bright and spacious living room with a feature bow window, a versatile second reception room created from the garage conversion, a convenient downstairs WC, and a well-equipped fitted kitchen offering an excellent range of wall and base units, integrated cooking appliances, ample worktop space, a useful understairs storage cupboard and an adjoining utility area with access to the rear garden. To the first floor, the spacious landing leads to three well-sized bedrooms, including master bedroom with fitted mirrored wardrobes and en-suite shower room. The remaining bedrooms are served by a well-appointed family bathroom.

Outside, the property enjoys an enclosed rear garden, mainly laid to lawn with decking and patio areas, providing the perfect space for outdoor dining, entertaining and family enjoyment. The rear section of the original garage has been retained as a practical storage area with power, shelving and rear access. To the front, a double-width driveway provides ample off-road parking,

Kendra Jacob

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• SELLING WITH NO CHAIN • THREE GOOD SIZE BEDROOMS • TWO RECEPTION ROOMS • DOUBLE DRIVEWAY • EXTENSIVE REAR GARDEN • EN SUITE TO THE MASTER BEDROOM • OFFERS OVER £250,000 • IDEAL FOR FIRST TIME BUYERS

ENTRANCE HALL

A welcoming entrance hall with a front-facing entrance door, vinyl flooring and a power point.

LIVING ROOM

A bright and spacious living room featuring a front-facing bay window, central heating radiator, TV point, power points and a wall-mounted electric fire.

SITTING ROOM

Converted from the original garage, this versatile reception room benefits from a front-facing double glazed window, central heating radiator and power points, making it ideal as a second sitting room, playroom or home office.

DOWNSTAIRS WC

Fitted with a low flush WC and wash hand basin, complemented by vinyl flooring, a central heating radiator and a side-facing double glazed obscure window.

KITCHEN

Well-appointed with a range of wall and base units, ample work surfaces incorporating a stainless steel sink and drainer, gas hob with electric oven beneath and extractor hood above. There is plumbing for a washing machine and dishwasher, multiple power points and a large understairs storage cupboard with power. The kitchen enjoys both rear and side-facing double glazed windows, together with a side-facing wooden door providing access to the rear garden.

UTILITY AREA

A useful additional space with a rear-facing double glazed window, central heating radiator and power points.

FIRST FLOOR-LANDING

A spacious landing with a rear-facing double glazed window, power point, built-in airing cupboard and loft access.

BEDROOM ONE

A double size room with a front-facing double glazed window, central heating radiator, TV point and power points. The room benefits from a dressing area with fitted wardrobes featuring mirrored sliding doors and access to the en-suite shower room.

EN SUITE

Comprising a shower enclosure, pedestal wash hand basin and low flush WC, together with a heated towel rail/radiator, shaver point and a side-facing double glazed obscure window.

BEDROOM TWO

A well-proportioned double bedroom with a front-facing double glazed window, central heating radiator, power points and a built-in wardrobe with hanging rail.

BEDROOM THREE

A good-sized third bedroom with a rear-facing double glazed window, central heating radiator and power points.

BATHROOM

Fitted with a three-piece suite comprising a panelled bath, pedestal wash hand basin and low flush WC. The bathroom also benefits from part-tiled walls, a shaver point, vinyl flooring, central heating radiator and a rear-facing double glazed obscure window.

EXTERNAL

To the front of the property is a double-width driveway providing off-road parking, alongside a well-maintained lawned garden. To the rear is an enclosed garden, mainly laid to lawn with attractive decking and patio areas, an outside tap and secure gated side access. The rear section of the original garage has been retained as a useful storage area with power, shelving and a rear access door.

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Kendra
Jacob

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ADDITIONAL INFORMATION

Local Authority – Bassetlaw

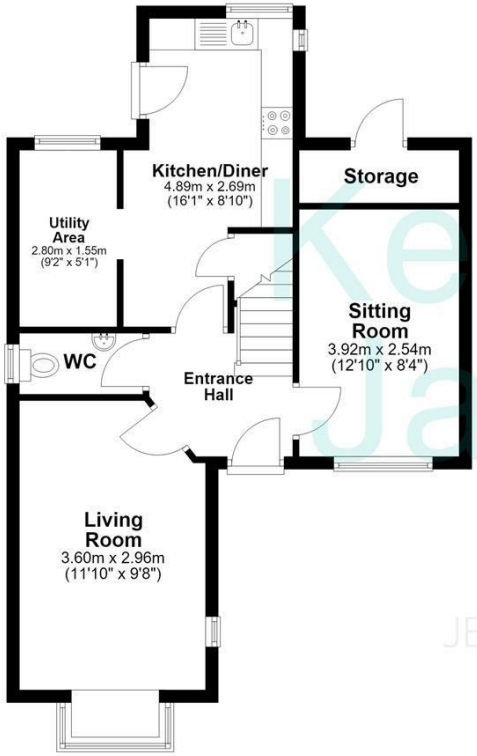
Council Tax – Band C

Viewings – By Appointment Only

Floor Area – 1111.70 sq ft

Tenure – Freehold

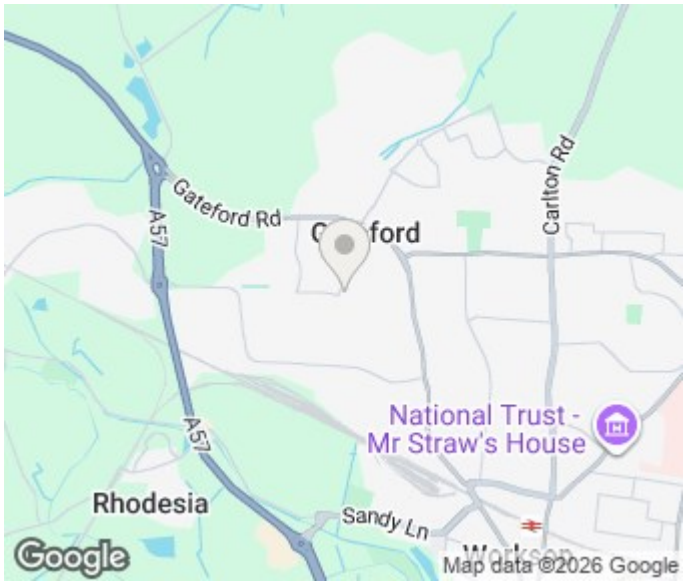
Ground Floor
Approx. 58.7 sq. metres (631.6 sq. feet)

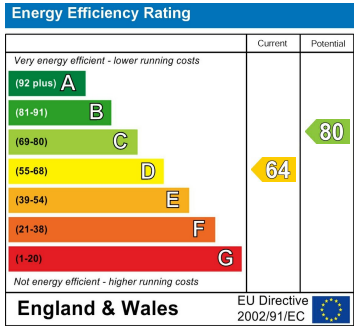


First Floor
Approx. 44.6 sq. metres (480.1 sq. feet)

Total area: approx. 103.3 sq. metres (1111.7 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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