



5 WARREN DRIVE WORKSOP, S81 0FE

£140,000
FREEHOLD

***** DISCOUNT MARKET SALE SCHEME- PLEASE READ GOV WEBSITE FOR ELIGIBILITY *****

(The property has a full market value of £175,000 and is being offered at an 80% discount under the applicable discount scheme.)

Set within a small and modern development just off Thievesdale Lane, this beautifully presented two-bedroom home offers an appealing blend of contemporary style, practical living and everyday convenience. From the moment you step inside, the property delivers a welcoming sense of space and quality. The thoughtfully designed accommodation begins with a bright open-plan entrance hall, leading through to a stylish downstairs cloakroom, modern kitchen diner and a comfortable living room with French doors opening directly onto the private rear garden, creating a seamless connection between the home and outside space. Upstairs, two generously proportioned double bedrooms, the principal bedroom benefits from a useful built in wardrobe, while the modern bathroom provides a beautifully appointed space in which to relax and unwind. Outside, the property continues to impress. A private driveway provides parking for two vehicles. To the rear of the property is an enclosed attractive garden. The location is equally appealing, with a range of local shops and reputable schools close by, while Bassetlaw Hospital is within easy reach. Excellent road connections provide convenient access to both the A1 and M1, making this an ideal base for commuters and those seeking easy access to the surrounding area.

**Kendra
Jacob**

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5 WARREN DRIVE

• END-TERRACED • TWO DOUBLE
BEDROOMS • OFF ROAD
PARKING • TASTEFULLY DECORATED
THROUGHOUT • DOWNSTAIRS WC • MODERN
DEVELOPMENT • SPACIOUS KITCHEN &
DINING ROOM • PRIVATE REAR GARDEN



ENTRANCE HALL

Featuring a front-facing composite entrance door, central heating radiator and access to the cloakroom.

CLOAKROOM

Comprising a low-flush WC, pedestal wash hand basin, vinyl flooring, central heating radiator and decorative wall finish.

KITCHEN/DINER

Fitted with a range of wall and base units with complementary work surfaces incorporating a stainless-steel sink and drainer. Integrated appliances include a four-ring gas hob with electric oven and grill, together with a stainless-steel extractor hood. Space and plumbing are provided for a washing machine, with vinyl flooring, space for a dining table, central heating radiator and a front-facing double-glazed window.

LOUNGE

A well-presented living space featuring decorative panelled walls, useful understairs storage, staircase rising to the first floor, central heating radiator and rear-facing double-glazed doors opening onto the west-facing garden. TV point provided.

FIRST FLOOR-LANDING

With access to the loft, central heating radiator and a large built-in storage cupboard housing the central heating system, providing excellent additional storage space.

BEDROOM ONE

A generous double bedroom with a rear-facing

double-glazed window overlooking the garden. The room benefits from a built-in wardrobe with hanging rail, TV point and central heating radiator.

BEDROOM TWO

A well-proportioned double bedroom with a front-facing double-glazed window, attractive decorative wall panelling and central heating radiator.

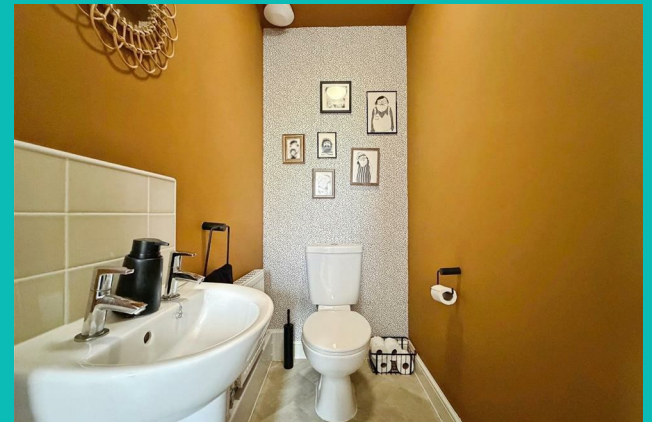
BATHROOM

Fitted with a white suite comprising a panelled bath with shower over, WC and wash hand basin. Further features include a central heating radiator, extractor fan and front-facing obscure double-glazed window.

EXTERNAL

To the front, a driveway provides off-road parking for two vehicles. To the rear is a mainly lawned west-facing garden with patio area, secure gated side access and fenced boundaries.

5 WARREN DRIVE





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ADDITIONAL INFORMATION

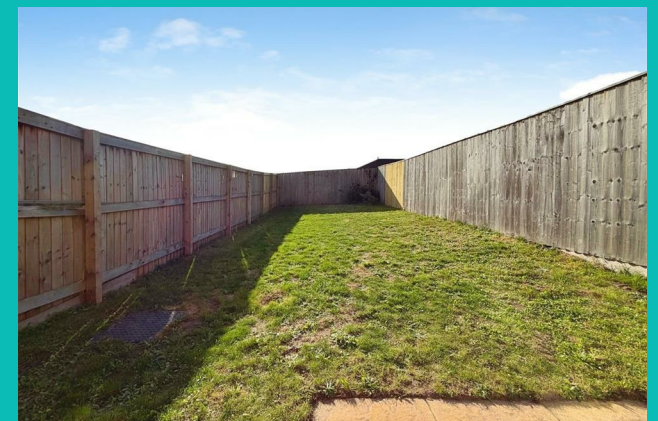
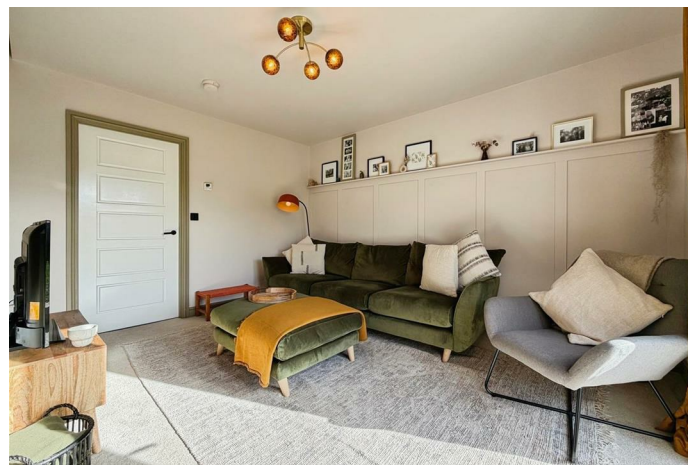
Local Authority – Bassetlaw

Council Tax – Band A

Viewings – By Appointment Only

Floor Area – 746.50 sq ft

Tenure – Freehold





Total area: approx. 69.4 sq. metres (746.5 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	84	
(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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