85 SOUTHFIELD LANE

WORKSOP, S80 4NT

£180,000

FREEHOLD

A well presented semi-detached home, offering stylish and versatile accommodation throughout. The property features a welcoming entrance hall, a generous bay-fronted living room with an attractive electric log burner-effect fireplace, a separate dining room, a modern fitted kitchen with integrated appliances, a ground floor family bathroom, and a versatile conservatory currently used as an entertainment room. To the first floor are three well-proportioned bedrooms, including master bedroom with fitted mirrored wardrobes and an en-suite shower room. Externally, the property benefits from a block-paved driveway providing ample off-road parking with secure double gates, an enclosed rear garden with patio, and a detached garage offering excellent storage or workshop potential. Ideally located within walking distance of highly regarded schools and picturesque countryside walks, this superb home is perfect for first-time buyers, growing families, or those looking to upsize. Early viewing is highly recommended to fully appreciate the space, presentation, and convenient location on offer.

Kendra Jacob

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• SEMI-DETACHED FAMILY HOME • THREE RECEPTION ROOMS • TWO BATHROOMS • LOW MAINTENANCE FRONT AND REAR GARDENS • DESIRABLE VILLAGE LOCATION • AMPLE PARKING • SHAKER STYLE KITCHEN WITH INTEGRATED APPLIANCES • DETACHED GARAGE

ENTRANCE HALL

A welcoming entrance hall featuring a front-facing composite entrance door, decorative wall panelling, a central heating radiator, power points, and stairs leading to the first-floor accommodation.

BATHROOM

A stylish, fully tiled bathroom comprising a panelled bath with shower attachment, wash hand basin set within a vanity unit, low-flush WC, chrome heated towel rail, side-facing obscure double-glazed window, extractor fan, and ceramic tiled flooring.

LIVING ROOM

A well-proportioned living room with a front-facing double-glazed bay window, laminate flooring, central heating radiator, and power points. The main focal point of the room is an attractive electric log burner-effect fireplace.

DINING ROOM

A separate dining room with laminate flooring, central heating radiator, PVC ceiling, power points, and access to both the kitchen and conservatory.

CONSERVATORY

A versatile conservatory featuring laminate flooring, wood-panelled walls, central heating radiator, power points, and double-glazed doors providing access to the rear garden. Currently used as a social and entertainment room, this space could easily be adapted to suit a variety of needs.

KITCHEN

Fitted with a range of wall and base units complemented by work surfaces incorporating a sink and drainer. Integrated appliances include an induction hob with electric oven, extractor hood, microwave, freezer, and dishwasher. There is also plumbing for a washing machine, splashback tiling, a rear-facing double-glazed UPVC window, and laminate flooring.

FIRST FLOOR-LANDING

With a side-facing double-glazed UPVC window, decorative wall panelling, power points, and loft access.

BEDROOM ONE

A spacious principal bedroom with a front-facing double-glazed UPVC window, fitted wardrobes with mirrored sliding doors, laminate flooring, central heating radiator, and power points. Access leads directly into the en-suite shower room.

EN SUITE

Comprising a shower enclosure with electric shower, wash hand basin set within a vanity unit, wall-mounted LED mirror, PVC ceiling, extractor fan, vinyl flooring, and decorative Aqua Board wall panelling.

BEDROOM TWO

With a rear-facing double-glazed UPVC window, laminate flooring, central heating radiator, power points, and a useful built-in storage cupboard.

BEDROOM THREE

Featuring a rear-facing double-glazed UPVC window, laminate flooring, central heating radiator, and power points.

EXTERNAL

To the front of the property is a block-paved driveway providing ample off-road parking, with secure double gates offering additional access. The enclosed rear garden benefits from a concrete patio, outside tap, fenced boundaries, and secure double gates leading to the detached garage.

DETACHED GARAGE

A versatile detached garage with double-glazed French doors to the front, a side access door, and a side-facing double-glazed window, offering excellent storage, workshop potential, or additional entertaining space.

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Jacob

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ADDITIONAL INFORMATION

Local Authority – Bolsover

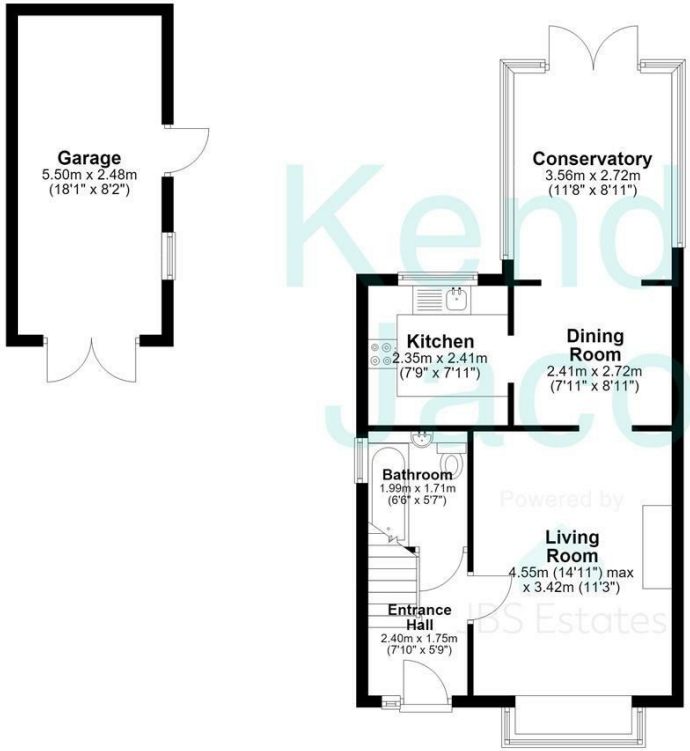
Council Tax – Band B

Viewings – By Appointment Only

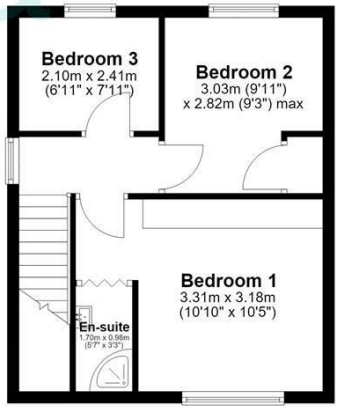
Floor Area – 1025.70 sq ft

Tenure – Freehold

Ground Floor
Approx. 61.1 sq. metres (657.3 sq. feet)

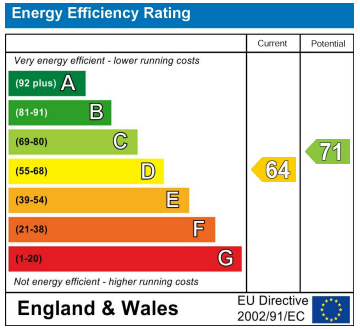


First Floor
Approx. 34.2 sq. metres (368.4 sq. feet)



Total area: approx. 95.3 sq. metres (1025.7 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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