



2 BEDALE WORKSOP, S81 0XZ

£200,000
FREEHOLD

Situated in a peaceful cul-de-sac within the highly sought-after area of Thievesdale, this well-proportioned two-bedroom semi-detached bungalow offers a fantastic opportunity for a variety of buyers, including first-time purchasers, downsizers and those looking for a home in a desirable residential location. The property provides comfortable and versatile living accommodation throughout, beginning with an entrance porch leading into a spacious living room, complete with a front-facing bay window and gas fire, creating a welcoming space to relax and unwind. The kitchen/diner offers a practical layout with a range of fitted units and direct access to the attractive rear garden, making it ideal for everyday living and entertaining. There are two well-proportioned bedrooms, both benefiting from fitted storage, together with a shower room and a useful inner hallway with additional storage. Further enhancing the appeal of the property is a utility room and a fantastic-sized garage, offering excellent storage potential and a range of possible uses, subject to any necessary consents. A double driveway to the front provides ample off-road parking, while the lawned front garden adds to the property's kerb appeal. Externally, the property enjoys a private, enclosed rear garden featuring a paved patio area, lawn and established plants and bushes, providing a pleasant outdoor space to enjoy during the warmer months. The combination of indoor and outdoor space, useful storage facilities and off-road parking makes this an appealing home with plenty to offer.

**Kendra
Jacob**

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2 BEDALE

• TWO DOUBLE BEDROOMS • SEMI-DETACHED • UTILITY ROOM • PRIVATE REAR GARDEN • LOCATED IN A PEACEFUL CUL-DE-SAC • INTEGRAL GARAGE • FITTED WARDROBES TO BOTH BEDROOMS • SHOWER ROOM • SELLING WITH NO CHAIN



ENTRANCE PORCH

Accessed via a front-facing UPVC door, the entrance porch features tiled flooring, a central heating radiator and a front-facing UPVC obscure-glazed window.

LIVING ROOM

A well-proportioned reception room featuring a front-facing double-glazed bay window, decorative walls and a dado rail. The room benefits from a gas fire with tiled hearth and surround, providing an attractive focal point, along with a TV point and access from the entrance porch.

KITCHEN/DINER

The kitchen/diner is fitted with a range of wall and base units in Shaker style, complemented by work surfaces incorporating a stainless steel sink and drainer, with tiled splashbacks. A gas cooker with extractor hood above, central heating radiator and rear-facing double-glazed window complete the space. A uPVC door provides direct access to the attractive rear garden.

INNER HALLWAY

The inner hallway provides access to the accommodation and benefits from loft access and a built-in storage cupboard with shelving, housing the central heating system.

UTILITY ROOM

Accessed via a wooden door from the rear garden, the utility room offers plumbing for a washing machine, shelving and power points, together with internal access to the garage.

BEDROOM ONE

A well-presented bedroom featuring a front-facing double-glazed window, fitted wardrobes with overhead storage and lighting, a central heating radiator, dado rail and wall-mounted TV.

BEDROOM TWO

A second bedroom with a rear-facing double-glazed window, central heating radiator and fitted wardrobes to one side.

SHOWER ROOM

Fitted with a three-piece suite comprising a shower enclosure with electric shower, pedestal wash hand basin and low-flush WC. Additional features include partially tiled walls, a central heating radiator and a rear-facing double-glazed obscure window.

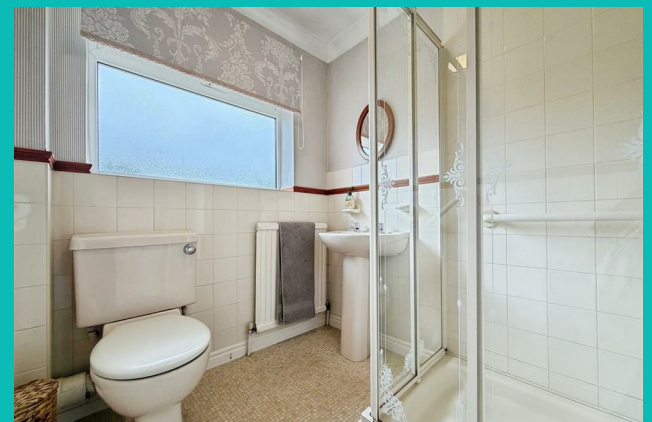
GARAGE

The garage benefits from a side hinge door, double-glazed obscure window, power and lighting. There is also a central heating radiator and an internal door providing access to the utility room.

EXTERNAL

To the front of the property is a double driveway providing off-road parking, alongside a lawned garden with flowers and an outside tap. The private, enclosed rear garden features a paved patio area, lawn and established plants and bushes, creating an attractive outdoor space. Further benefits include an outside tap and a storage shed.

2 BEDALE





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ADDITIONAL INFORMATION

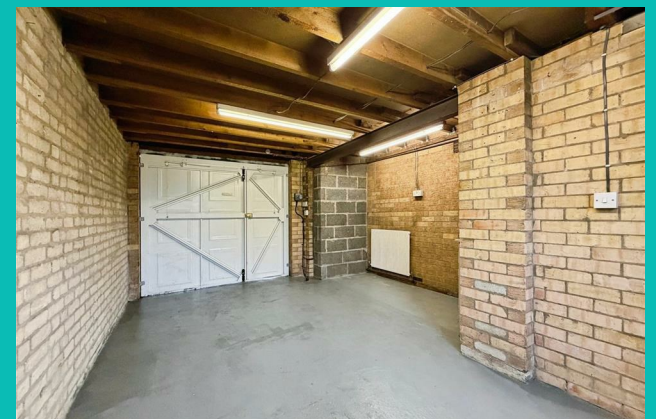
Local Authority – Bassetlaw

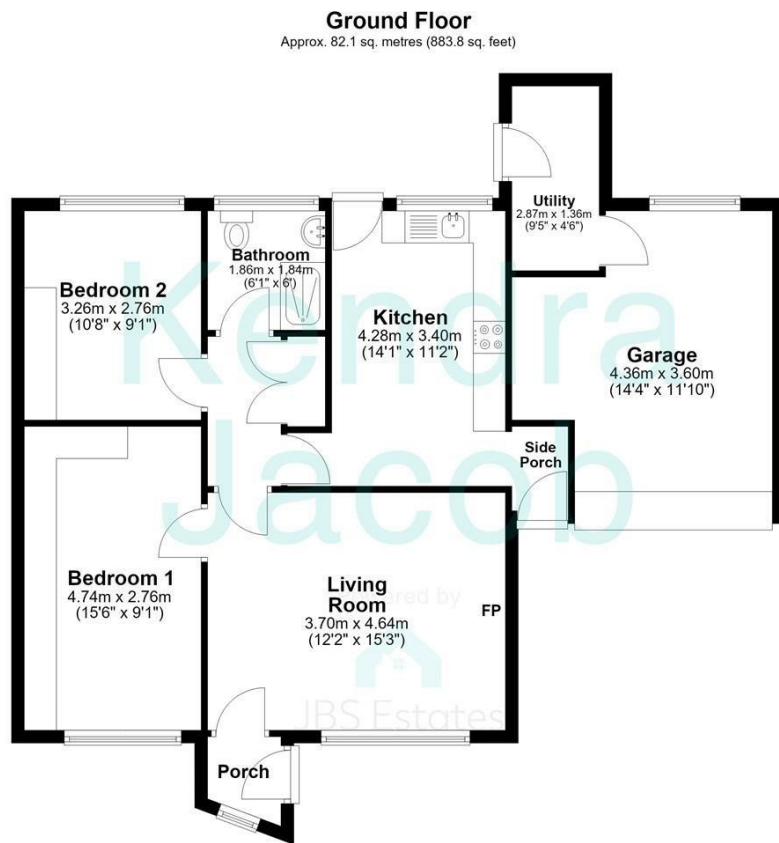
Council Tax – Band B

Viewings – By Appointment Only

Floor Area – 883.80 sq ft

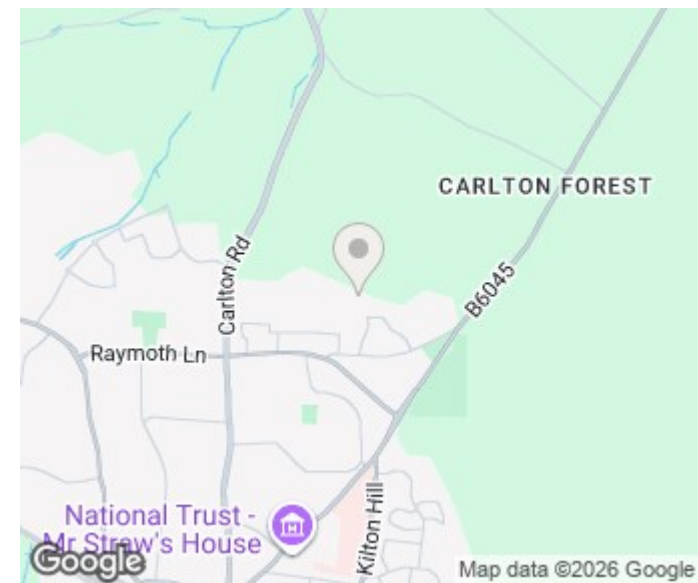
Tenure – Freehold





Total area: approx. 82.1 sq. metres (883.8 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		
(81-91) B		
(69-80) C		80
(55-68) D	66	
(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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