



## 26 BROAD PLACE WORKSOP, S80 4XD

**£250,000**  
**FREEHOLD**

Guide Price £250,000 - £260,000

Occupying a generous plot in a desirable location, this detached bungalow offers spacious and flexible living, ideal for a range of buyers. Set back from the road, the property benefits from ample off-road parking for multiple vehicles, along with a garage featuring an up-and-over door and a useful brick-built workshop.

The home is surrounded by well-maintained gardens to the front, side, and rear, providing plenty of outdoor space to enjoy, with close proximity to open countryside adding to its appeal.

Internally, the property has been thoughtfully updated, featuring a newly fitted kitchen and modern bathroom, complemented by newly installed flooring throughout and the added peace of mind of a new roof. The ground floor comprises two comfortable bedrooms alongside the main living accommodation, all arranged for convenient single-level living.

In addition, the property offers two versatile attic rooms, ideal for use as a home office, hobby space, or occasional guest accommodation, subject to requirements.

Conveniently located close to local amenities, well-regarded schools, and excellent motorway links, this home combines practicality with a semi-rural feel. Offered for sale with no onward chain, it presents a fantastic opportunity for a smooth and straightforward purchase.

**Kendra  
Jacob**

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# 26 BROAD PLACE

• GUIDE PRICE £250,000 - £260,000 • NO CHAIN • Detached Bungalow • Newly Fitted Kitchen And Bathroom • New Flooring Throughout And New Roof • Driveway Providing Off Road Parking And Garage • Brick Built Workshop • Convenient For The Motorway Network • Close To Local Amenities • BOOK A VIEWING NOW - DO NOT MISS OUT



## Entrance Hall

Door leading into the entrance hall with wooden stairs rising to the attic rooms. Laminate flooring and central heating radiator. Wall lights.

## Lounge

Having a feature stone fireplace in the centre of the room, laminate flooring, window to the side, two central heating radiators and patio doors leading out onto the rear garden.

## Dining Room

## Kitchen

Having a brand new kitchen with a comprehensive range of wall and base units and complimentary work surfaces over. There is a built in double oven, 5 ring gas hob and extractor above. There are 2 windows to the side and one to the rear elevations. Laminate flooring. Central heating radiator. One and a half bowl ceramic sink with mixer tap. There is a recess for washing machine.

## Family Bathroom

Newly fitted bathroom with panelled bath with Rain shower over and further shower attachment and glass shower screen, vanity wash hand basin and low flush WC. Laminate flooring, heated towel rail, window overlooking the front and partly tiled walls.

## Attic Room One

Stairs rise from the entrance hall to the front attic bedroom one which has ample storage and window overlooking the rear. This spacious room is versatile to whatever you would like to use it for. Spot lights to the ceiling.

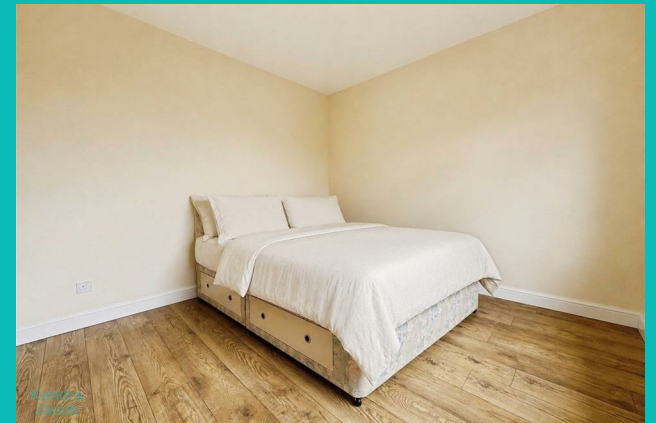
## Attic Room Two

This attic room two houses the central heating boiler, window overlong the front, central heating radiator and spot lights to the ceiling.

## Outside

To the front of the property is a gate which opens onto the driveway which is block paved and offers ample off road parking. There is a lawned area of garden but also having mature trees and bushes. To the side of the property is a useful brick built store and the garage which has an up and over door. To the rear is a good sized garden with mature trees and plants, paved area perfect for entertaining and lawned area of garden. The property must be viewed to appreciate the size of the plot.

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### ADDITIONAL INFORMATION

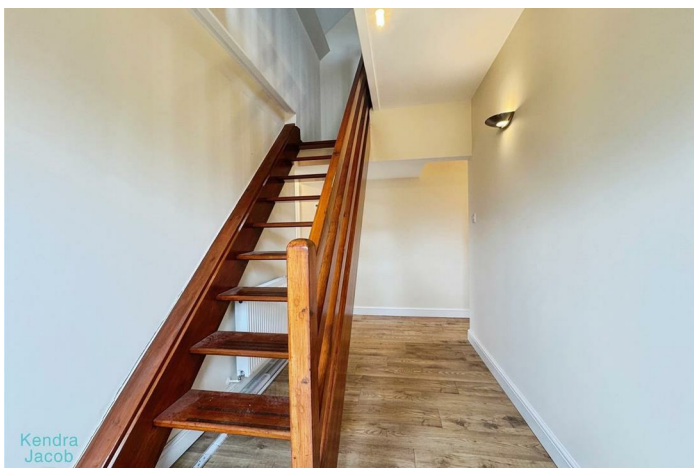
**Local Authority** – Bolsover District Council

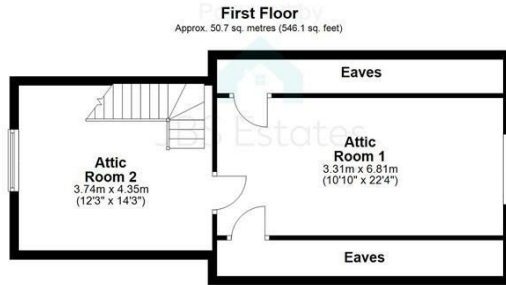
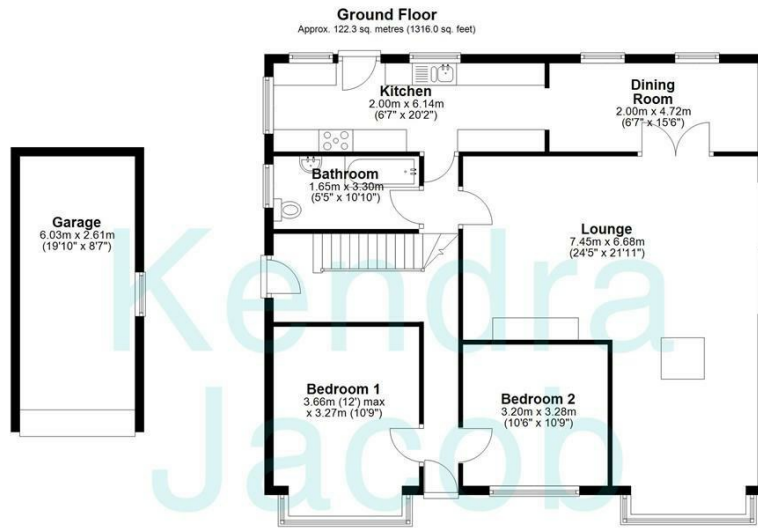
**Council Tax** – Band D

**Viewings** – By Appointment Only

**Floor Area** – 1862.00 sq ft

**Tenure** – Freehold





Total area: approx. 173.0 sq. metres (1862.0 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		
(55-68)	D	65	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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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