19 THE BAULK
WORKSOP, S81 0HU

£300,000
FREEHOLD

******GUIDE PRICE £300,000 - £325,000******

An immaculate three-bedroom detached family home, situated in the highly sought-after area of Worksop. This beautifully presented property offers spacious, versatile and contemporary living accommodation throughout, making it an ideal choice for modern family life. The ground floor provides a welcoming entrance hallway, a generous living room with feature fireplace, a contemporary fitted kitchen and an impressive extended living/dining room with French doors opening onto the beautifully maintained rear garden. The first floor offers three well-proportioned double bedrooms, including a generous principal bedroom with extensive fitted furniture, together with a family bathroom and separate WC. Externally, the property benefits from a well-maintained front garden, driveway providing parking for two vehicles, garage and a superb enclosed rear garden with paved seating areas, lawn, well-stocked borders, summer house, external lighting and water tap. The property also benefits from UPVC double glazing and gas central heating. Positioned in a much sought-after location of Worksop, the property is ideally situated for a wide range of local amenities, including nearby shops, highly regarded schools, leisure facilities and everyday amenities. Worksop town centre is also within easy reach, together with the local

Kendra Jacob

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• Immaculate three-bedroom detached family home • Highly sought-after location in Worksop • Spacious and versatile contemporary living accommodation • Generous living room with attractive feature fireplace • Modern fitted kitchen with space for appliances • Extended living/dining room with French doors to garden • Three well-proportioned double bedrooms • Beautifully maintained enclosed rear garden with summer house • Driveway providing parking for two vehicles plus garage • Close to local shops, schools, amenities, town centre, college and train station

ENTRANCE HALLWAY

A welcoming and spacious entrance hallway featuring a front-facing UPVC double-glazed entrance door, attractive natural wood flooring and a staircase rising to the first-floor landing. The hallway benefits from a central heating radiator, ceiling coving, a useful cloaks cupboard and doors providing access to the principal living accommodation.

LIVING ROOM

A particularly spacious and well-appointed reception room, offering a bright and comfortable environment for relaxing and entertaining. The room features a front-facing UPVC double-glazed window, wall lighting, ceiling coving and an attractive stone-effect fireplace with a marble hearth and a gas coal-effect fire, creating an appealing focal point to the room.

KITCHEN

The contemporary kitchen is fitted with an extensive range of wall and base units, complemented by contrasting work surfaces and incorporating a stainless steel sink unit with mixer tap. Integrated appliances include a fan-assisted electric oven and four-ring gas hob with electric extractor hood above.

There is also space for a range of freestanding appliances, including a fridge freezer, dishwasher and washing machine. Further features include partially tiled walls, quality laminate wood-effect flooring, central heating radiator, a rear-facing UPVC double-glazed window and a side-facing UPVC double-glazed door providing direct access to the rear garden.

EXTENDED DINING SITTING ROOM

A superbly proportioned extended living/dining room, providing an impressive additional reception space with excellent versatility for both family life and entertaining. Rear-facing UPVC double-glazed French doors open directly onto the beautifully maintained rear garden, creating a seamless connection between the indoor and outdoor living spaces.

The room also benefits from wall lighting, ceiling coving and a central heating radiator.

FIRST FLOOR LANDING

The first-floor landing features attractive spindle balustrading, a side-facing UPVC double-glazed window, central heating radiator and ceiling coving. There is also a useful cylinder cupboard and access to the loft space, which is equipped with a loft ladder and lighting.

PRINCIPLE BEDROOM

A generous and beautifully presented principal bedroom with a front-facing UPVC double-glazed window providing excellent natural light. The room benefits from a central heating radiator, ceiling coving and an extensive range of fitted furniture to one wall, providing excellent built-in storage.

BEDROOM TWO

A well-proportioned second double bedroom featuring a rear-facing UPVC double-glazed window, central heating radiator and ceiling coving. The room also benefits from a range of fitted wardrobes extending along one wall.

BEDROOM THREE

A further well-proportioned double bedroom with a front-facing UPVC double-glazed window, central heating radiator and ceiling coving. The room features a fitted wardrobe together with a useful dressing table/desk area, making it equally suitable as a home office or study space.

FAMILY BATHROOM

A spacious family bathroom fitted with a modern three-piece suite comprising a large corner bath, pedestal wash hand basin and separate walk-in shower enclosure with waterfall shower. The room features partially tiled walls, a chrome heated towel radiator, ceiling coving and a rear-facing obscure UPVC double-glazed window.

WC

A useful separate WC fitted with a low-flush WC, laminate wood-effect flooring and ceiling coving. A side-facing obscure UPVC double-glazed window provides natural light.

OUTSIDE

To the front of the property is a well-maintained garden, predominantly laid to lawn and complemented by well-stocked shrub and tree borders. A spacious driveway provides off-road parking for two vehicles and leads to the garage, while gated side access provides a convenient route through to the rear garden.

The rear garden is a particular feature of the property, offering a beautiful, enclosed and well-maintained outdoor space. The garden incorporates paved patio seating areas, low-maintenance pebbled sections, a lawn with well-stocked borders and a summer house. Outside lighting and an external water tap further enhance the practicality of this attractive garden, making it ideal for outdoor dining, entertaining family enjoyment.

GARAGE

The garage is fitted with an electric up-and-over door and benefits from both power and lighting.

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Jacob

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ADDITIONAL INFORMATION

Local Authority – Bassetlaw

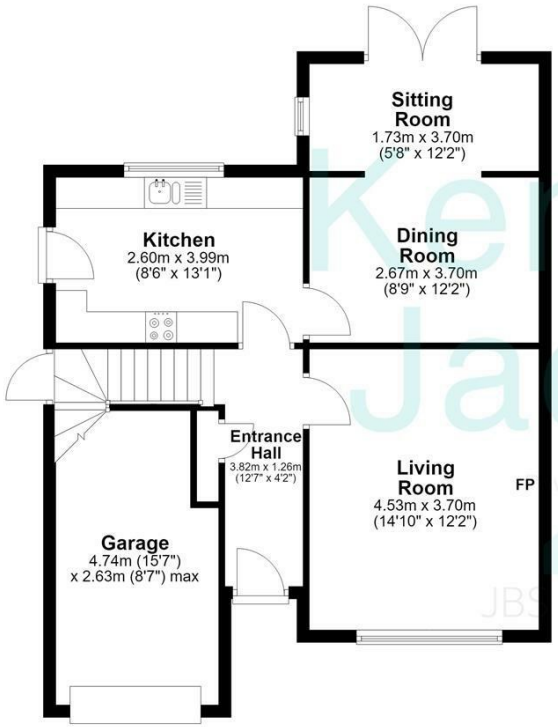
Council Tax – Band D

Viewings – By Appointment Only

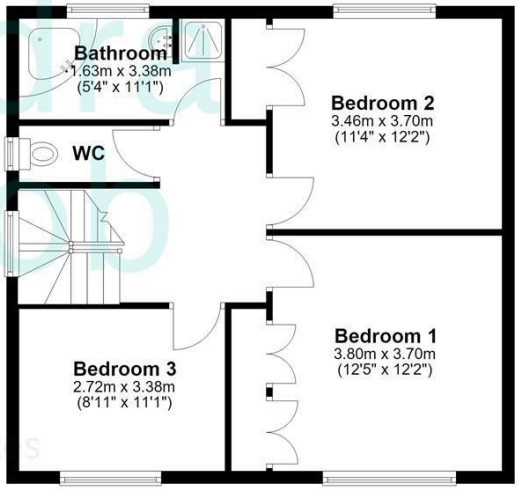
Floor Area – 1318.40 sq ft

Tenure – Freehold

Ground Floor
Approx. 65.0 sq. metres (699.7 sq. feet)

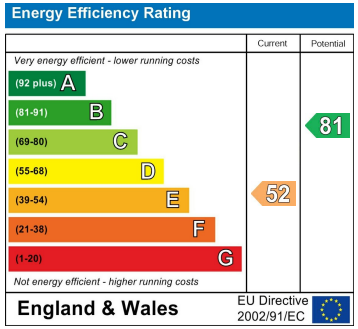


First Floor
Approx. 57.5 sq. metres (618.7 sq. feet)



Total area: approx. 122.5 sq. metres (1318.4 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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