



## 8 MOSGROVE CLOSE WORKSOP, S81 8TD

**£330,000  
FREEHOLD**

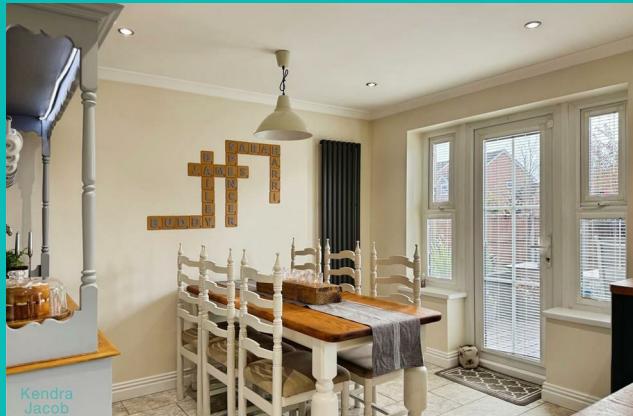
\*\*\*\*GUIDE PRICE £330,000-£340,000\*\*\*\*

This beautifully presented, extended four-bedroom detached family home is located in the highly sought-after area of Gateford. The property exudes warmth and charm throughout, creating a truly welcoming, homely atmosphere. In brief the property comprises; entrance hall, downstairs WC, converted garage to business purposes, which can be used versatile, the property offers a well proportioned living room and a stunning bespoke fitted kitchen with a spacious dining area, complete with integrated appliances and high-quality fixtures and fittings throughout. To the first floor are three good size bedrooms, master bedroom with Luxury en-suite and a family shower suite. Externally, this property impresses with beautifully landscaped, low-maintenance gardens, including an artificial lawn, porcelain patio, and decking areas perfect for outdoor entertaining.

**Kendra  
Jacob**  
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# 8 MOSGROVE CLOSE

- Extended Detached • Four Bedrooms • Luxury
- Four Piece En Suite • Modern Bathroom • Attractive
- Rear Garden • Off Road Parking • Bespoke Fitted
- Kitchen & Diner • Downstairs WC • Garage
- Conversion Into Business Purpose • Solar Panels
- Fitted To The Property



## ENTRANCE HALL

With a front facing composite door, panelling to the walls, tiled flooring and a central heating radiator.

## DOWNSTAIRS WC

Comprising of a low flush w/c, wash hand vanity unit, tiled flooring, central heating radiator and a front facing double glazed obscure window.

## GARAGE CONVERSION/WORKPLACE

This room has been converted into a functional kitchen workspace for business use but offers excellent versatility for a variety of purposes. It features two integrated electric ovens, a stainless steel sink and drainer, and laminate work surfaces. Additional highlights include a central heating radiator, front-facing window, and laminate flooring throughout.

## LIVING ROOM

A well proportioned living room with a front facing double glazed bay window, TV point, power points, central heating radiator.

## KITCHEN/DINER

A stunning bespoke fitted kitchen, featuring a stylish range of navy high and low level units complemented by solid oak worktops and a Belfast sink. This beautifully designed space includes an integrated dishwasher, pull-out bin store, and integrated washing machine.

At the heart of the room sits a cream centre island with solid oak worktops, a seating area, modern extractor, and induction hob, creating a perfect focal point for cooking

and entertaining. Additional features include tiled flooring, two radiators, and splashback tiling. Natural light floods the space through two rear-facing double glazed doors opening onto the garden and a rear-facing window, offering an inviting and bright atmosphere. There is also space for an American-style fridge freezer.

## FIRST FLOOR-LANDING

With loft access, power point and a built in storage cupboard.

## BEDROOM ONE

A generous size bedroom with front facing double glazed window, power points, central heating radiator and access into the en-suite.

## EN SUITE

A generous-sized four-piece suite comprising a freestanding bath with shower attachment, walk-in shower enclosure, wash hand basin with drawers, and low flush W/C. The room is finished with ceramic tiling, a chrome towel radiator, and a rear-facing double glazed obscure window, providing both light and privacy.

## BEDROOM TWO

With a front facing double glazed window, power points, central heating radiator and built in wardrobe with shelving and rail.

## BEDROOM THREE

With a rear facing double glazed window, power points and a central heating radiator.

## BEDROOM FOUR

With a front facing double glazed window, power points and a central heating radiator.

## FAMILY SHOWER ROOM

A modern suite comprising of a walk-in shower, wash hand unit, low flush w/c, chrome towel radiator, PVC ceiling and a rear facing double glazed obscure window.

## EXTERNAL

The property boasts an attractive, low-maintenance garden featuring an artificial lawn, porcelain patio, and decking area. At the far end of the garden, there is a stylish wooden bar perfect for entertaining. The space is fully enclosed with fencing and benefits from secure gated access.

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### ADDITIONAL INFORMATION

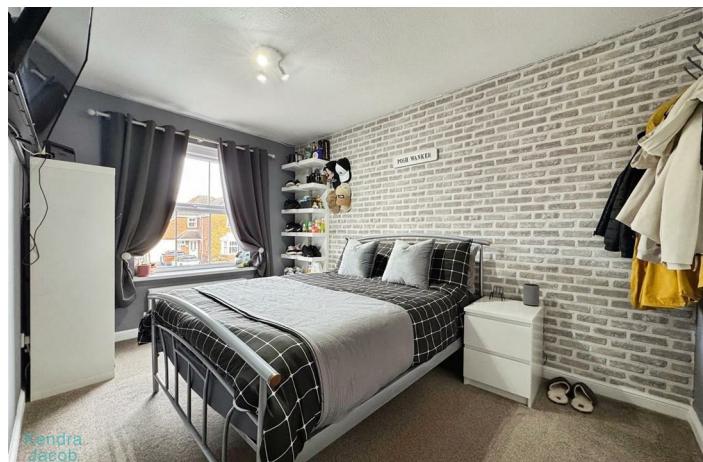
**Local Authority** – Bassetlaw

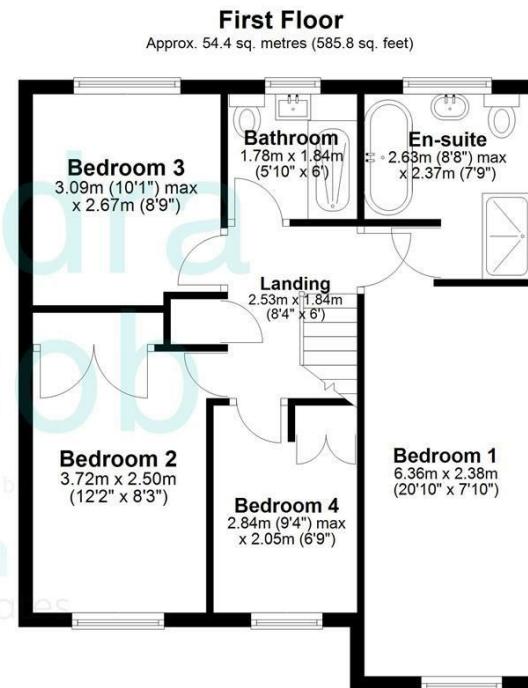
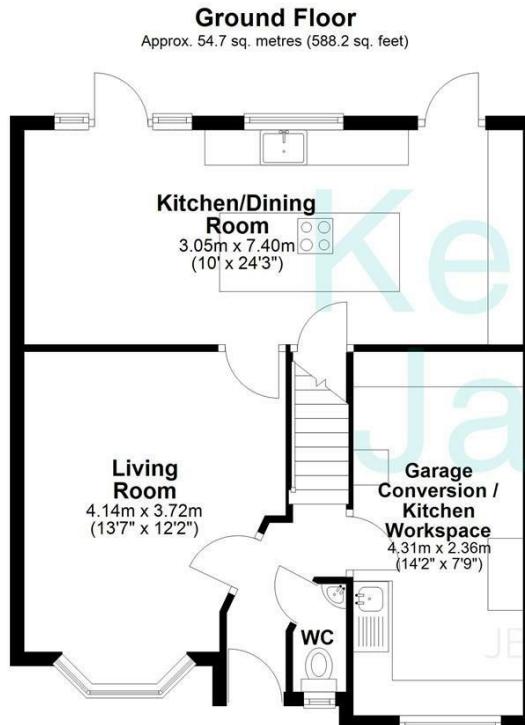
**Council Tax** – Band C

**Viewings** – By Appointment Only

**Floor Area** – 1174.10 sq ft

**Tenure** – Freehold





Total area: approx. 109.1 sq. metres (1174.1 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                                   |         |                         |
| (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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