



## 58 COLSTERDALE WORKSOP, S81 0XH

**£160,000**  
**FREEHOLD**

\*\*\*GUIDE PRICE £160,000 - £165,000\*\*\*

A beautifully presented two-bedroom semi-detached property, offered for sale with no upper chain and benefiting from a recently fitted contemporary kitchen. This stylish home features a versatile layout, including a spacious living dining room, a modern kitchen, and a flexible garage conversion ideal as an additional reception room, home office, or playroom. To the first floor are two well-proportioned double bedrooms and a sleek family bathroom suite, all finished to a high standard throughout. Externally, the property boasts a generous enclosed rear garden with a paved patio seating area, along with a driveway and open-plan lawned garden to the front. Ideally situated in a much sought-after location just off Thievesdale Lane in Worksop, the property is conveniently placed for local shops, schools, and amenities, while also offering excellent transport links to the A1 and M1 motorway networks—making it perfect for commuters.

**Kendra  
Jacob**

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# 58 COLSTERDALE

• \*\*\*GUIDE PRICE £160,000 - £165,000\*\*\* • Beautifully presented two-bedroom semi-detached home • Offered for sale with no upper chain • Recently fitted modern and stylish kitchen • Spacious open-plan living dining room • Versatile garage conversion (ideal office/playroom) • Two well-proportioned double bedrooms • Contemporary family bathroom suite • Generous enclosed rear garden with patio area • Sought-after location near Thievesdale Lane, close to amenities and A1/M1 links



## KITCHEN

A beautifully refitted contemporary kitchen featuring a sleek range of wall and base units complemented by stylish work surfaces. The space incorporates a stainless steel sink with mixer tap, a fan-assisted electric oven, and a four-ring ceramic hob with a modern extractor hood above. There is provision for a washing machine, along with a fitted cupboard housing the wall-mounted combination boiler. The room is finished with partial wall tiling, elegant coving, and a front-facing uPVC double-glazed window and entrance door. A high-quality laminate wood floor flows seamlessly through into the garage conversion.

## GARAGE CONVERSION/DINING ROOM

A versatile and thoughtfully designed space, ideal as a second reception room, home office, or playroom. This light-filled room features a front-facing uPVC double-glazed window, stylish ceiling coving, contemporary downlighting, and a central heating radiator.

## LIVING DINING ROOM

An impressive and tastefully decorated open-plan living and dining area, perfect for both relaxing and entertaining. Rear-facing uPVC double-glazed windows and a door open directly onto a paved patio seating area, creating a seamless indoor-outdoor flow. The room benefits from elegant coving, two central heating radiators, a spindle staircase rising to the first floor, and a useful understairs storage cupboard. The focal point is a striking feature fireplace with a wooden surround, tiled hearth, and gas coal-effect fire.

## FIRST FLOOR LANDING

A bright and well-presented landing area offering a useful storage cupboard with shelving, access to the loft space, and coving to the ceiling. Doors lead to two double bedrooms and the family bathroom.

## MASTER BEDROOM

A generously proportioned principal bedroom featuring two rear-facing uPVC double-glazed windows that frame delightful countryside views and flood the room with natural light. Finished with ceiling coving, a central heating radiator, and fitted double wardrobes along one wall.

## BEDROOM TWO

A well-sized second double bedroom with a front-facing uPVC double-glazed window, coving to the ceiling, and a central heating radiator.

## FAMILY BATHROOM

A stylish three-piece suite comprising a panelled bath with overhead mains-fed shower and glass screen, pedestal wash basin, and low-level WC. The space is fully tiled for a clean, contemporary look and finished with a laminate wood floor, chrome heated towel rail, recessed downlighting, extractor fan, and a front-facing obscure uPVC double-glazed window.

## EXTERIOR

To the front, the property features an open-plan lawned garden with a driveway and gated access to the rear. The rear garden is generously sized and fully enclosed, offering a large paved patio seating area, a garden shed, and steps

leading down to a lawn bordered by low-maintenance planting—ideal for outdoor entertaining and family use.

## 58 COLSTERDALE





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### ADDITIONAL INFORMATION

**Local Authority** – Bassetlaw

**Council Tax** – Band A

**Viewings** – By Appointment Only

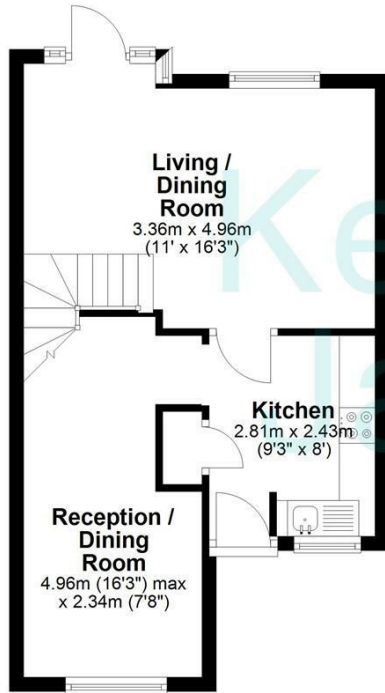
**Floor Area** – 753.48 sq ft

**Tenure** – Freehold



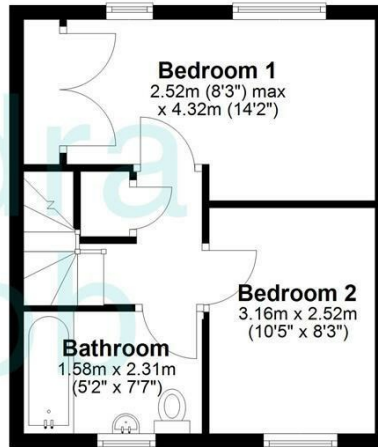
### Ground Floor

Approx. 34.4 sq. metres (370.2 sq. feet)



### First Floor

Approx. 28.5 sq. metres (306.8 sq. feet)



Total area: approx. 62.9 sq. metres (677.0 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) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>68</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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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