



## 19 RED KITE CLOSE WORKSOP, S81 8WA

£250,000  
FREEHOLD

\*\*\*\*GUIDE PRICE £250,000-£255,000\*\*\*\*

Nestled within a quiet cul-de-sac in the highly desirable area of Gateford, this well-maintained three-bedroom detached home offers an excellent balance of comfort, space, and convenience. Ideally positioned close to local amenities, reputable schools, and excellent transport links, the property is perfectly suited to families and professionals alike.

In brief, the property comprises an inviting entrance hall, a well-proportioned living room, a converted snug/playroom, a downstairs WC, and a well-equipped kitchen with adjoining dining room to the ground floor. To the first floor are three bedrooms, en-suite to the master bedroom and family bathroom suite.

Externally, the property boasts an attractive rear garden featuring an Indian stone patio and a mainly lawned garden, ideal for outdoor entertaining and relaxation. To the front, a block-paved driveway provides off-road parking for two to three vehicles.

Kendra  
Jacob

Powered by  
JBS Estates

# 19 RED KITE CLOSE

• \*\*\*\*GUIDE PRICE £250,000-  
£255,000\*\*\*\* • DETACHED • THREE  
BEDROOMS • EN SUITE • DOWNSTAIRS  
WC • CONVERTED PLAY  
ROOM/SNUG • KITCHEN/DINER • ATTRACTIVE  
REAR GARDENS • BLOCK PAVED  
DRIVEWAY • NESTLED AWAY IN A CUL-DE-SAC



## ENTRANCE HALL

Front-facing composite entrance door with stairs leading to the first floor. Tiled flooring.

## LIVING ROOM

A well proportioned living room featuring a front bow window and additional side-facing double-glazed window. Laminate flooring, central heating radiator, TV point, and power points.

## SNUG/PLAY ROOM

Converted from the original garage, this versatile room benefits from a front-facing double-glazed window, central heating radiator, and power points. Ideal as a snug, playroom, or home office.

## DOWNSTAIRS WC

Comprising a low-flush WC, wash hand basin with vanity unit, chrome towel radiator, and a side-facing double-glazed obscure window.

## KITCHEN/DINER

Fitted with a range of high- and low-level units with work surfaces incorporating a stainless-steel sink and drainer. Integrated gas hob and electric oven, plumbing for a washing machine and dishwasher, and tiled splashbacks and tiled flooring. Rear and side-facing double-glazed windows and a side door providing access to the rear garden. To the dining area is a rear facing double glazed window, central heating radiator, tiled flooring, and a large under-stairs storage cupboard with shelving.

## FIRST FLOOR-LANDING

Rear-facing double-glazed window, loft access, central heating radiator, power point, and built-in storage cupboard.

## BEDROOM ONE

A well-proportioned principal bedroom with a front-facing double-glazed window. Fitted wardrobes with sliding mirrored doors, overhead storage, central heating radiator, power points, and access to the en-suite.

## EN SUITE

Fully tiled modern suite comprising a walk-in shower with rainfall showerhead, wash hand basin with vanity unit, low-flush WC, chrome towel radiator, and side-facing double-glazed obscure window.

## BEDROOM TWO

Front-facing double-glazed window, built-in wardrobes, additional storage cupboard, central heating radiator, and power points.

## BEDROOM THREE

Rear-facing double-glazed window, central heating radiator, and power points.

## FAMILY BATHROOM

Comprising a panelled bath with shower over, pedestal wash hand basin, low-flush WC, tiled flooring, part-tiled walls, central heating radiator, shaver point, and rear-facing double-glazed obscure window.

## EXTERNAL

To the front of the property is a block-paved driveway providing off-road parking for approximately 2–3 vehicles.

Further to the side is a secured gated access leading to the an attractive enclosed garden featuring an Indian stone patio, mainly laid to lawn, wooden sleeper borders with planted beds, fenced boundaries, outside tap, and gated side access. There is also access from the garden to the rear of the garage, providing useful storage space.

## 19 RED KITE CLOSE





## 19 RED KITE CLOSE

### ADDITIONAL INFORMATION

**Local Authority** – Bassetlaw

**Council Tax** – Band C

**Viewings** – By Appointment Only

**Floor Area** – 999.80 sq ft

**Tenure** – Freehold



Kendra  
Jacob



Kendra  
Jacob



Kendra  
Jacob

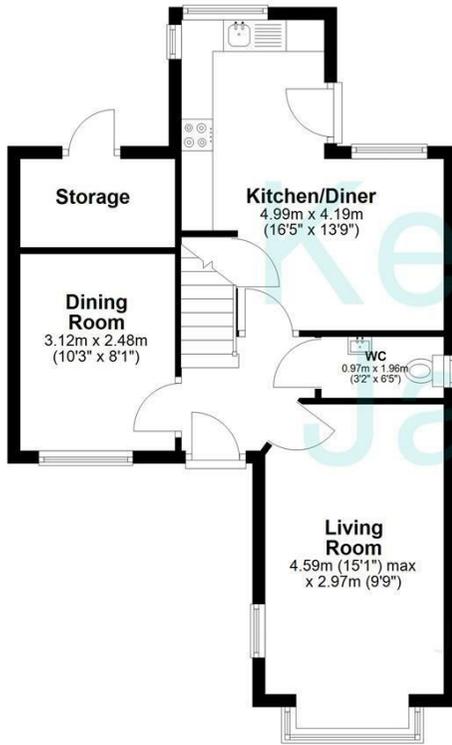


Kendra  
Jacob



### Ground Floor

Approx. 47.9 sq. metres (515.9 sq. feet)



### First Floor

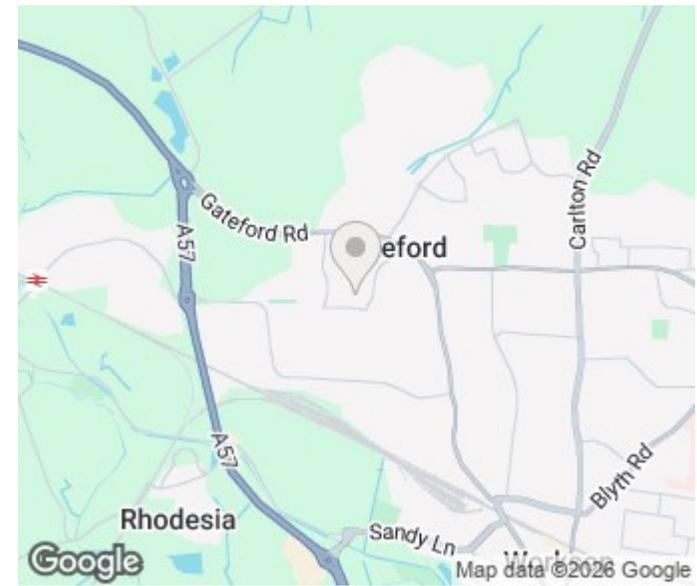
Approx. 45.0 sq. metres (483.9 sq. feet)



Total area: approx. 92.9 sq. metres (999.8 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		74	79
(55-68) <b>D</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

Kendra Jacob Estate Agents  
Six Oaks Grove  
Retford  
DN220RJ

01909 492 116  
Kendrajacob@jbs-estates.com

Kendra Jacob

Powered by  
JBS Estates