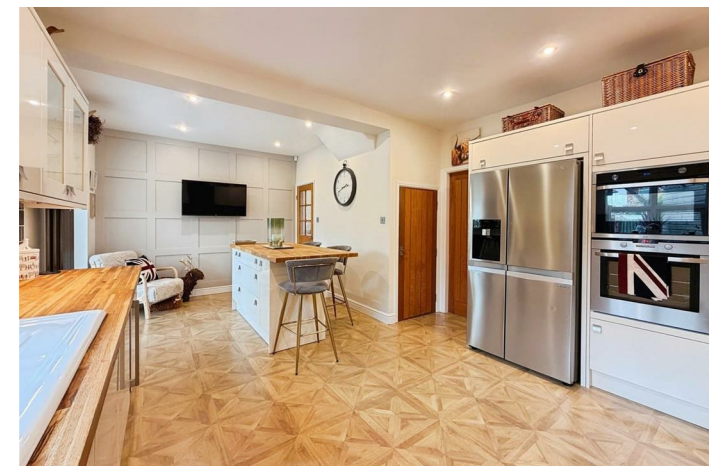




9 GRASMERE ROAD WORKSOP, S81 0NJ

£275,000
FREEHOLD

GUIDE PRICE- £275,000- £285,000

A beautifully presented and thoughtfully extended four-bedroom semi-detached family home, occupying a highly desirable position just off Thievesdale Lane in Worksop. Stylishly appointed throughout, this impressive home combines contemporary living with elegant period-inspired detailing, creating a sophisticated yet welcoming environment ideally suited to modern family life. The accommodation is centred around an exceptional extended open-plan breakfast kitchen, complete with a central island and breakfast bar, integrated appliances and direct access to the landscaped rear garden. The generous open-plan living and dining room provides a further impressive entertaining space, featuring a natural wood floor, French doors and a striking cinema wall with an electric log-burning effect fire.

To the first floor are four well-proportioned bedrooms, including a superb principal bedroom with extensive fitted furniture and a luxurious en-suite shower room with underfloor heating. A stylish family bathroom and useful loft storage complete the upper accommodation.

**Kendra
Jacob**

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9 GRASMERE ROAD

- GUIDE PRICE- £275,000- £285,000 • * Beautifully presented four-bedroom semi-detached family home • * Thoughtfully extended to create spacious modern living • * Highly sought-after location just off Thievesdale Lane, Worksop • * Impressive open-plan breakfast kitchen with central island • * Stylish open-plan living and dining room • * Luxurious principal bedroom with en-suite shower room • * Four generous bedrooms with excellent versatility • * Beautifully landscaped and private rear garden • * Extensive driveway providing ample off-road parking



ENTRANCE HALLWAY

A welcoming and beautifully appointed entrance hallway, approached via a front-facing composite entrance door and finished with an impressive combination of contemporary and traditional detailing. A spindle staircase rises to the first-floor landing, while useful storage is provided beneath. The hallway features a quality tile-effect floor, modern cast-iron style central heating radiator, decorative coving and stylish wood panelling to the walls. Doors lead directly into the impressive open-plan breakfast kitchen and open-plan living and dining room.

OPEN PLAN LIVING DINING ROOM

An exceptionally spacious and inviting open-plan living and dining room, thoughtfully designed to provide an elegant yet versatile environment for both everyday family life and entertaining.

The dining area enjoys an attractive front-facing UPVC double-glazed bay window, flooding the room with natural light, complemented by a contemporary cast-iron effect central heating radiator.

The living area continues with a beautiful natural wood floor and benefits from rear-facing UPVC double-glazed French doors, providing a seamless connection with the garden beyond. A striking feature cinema wall incorporates an electric log-burning effect fire, creating an impressive focal point and a warm, relaxing ambience.

OPEN PLAN BREAKFAST KITCHEN

Undoubtedly the heart of this exceptional home, the impressive extended open-plan breakfast kitchen has been designed with both style and practicality firmly in mind.

The kitchen is fitted with an extensive range of contemporary high-gloss wall, drawer and base units, complemented by beautiful solid oak work surfaces and incorporating a ceramic sink with mixer tap. Integrated appliances include a fan-assisted electric oven, induction hob with contemporary extractor hood, microwave, wine cooler and dishwasher, together with space for

an American-style fridge freezer.

A superb central island provides an additional focal point and incorporates a useful breakfast bar, generous storage and a solid oak work surface, creating the perfect informal dining and social space.

Further features include a large under-stairs storage cupboard with plumbing for an automatic washing machine, stylish ceiling downlighting, feature wall panelling and a quality tile-effect floor. A rear-facing UPVC double-glazed window and French doors provide an abundance of natural light and open directly onto the beautifully landscaped rear garden.

A door also provides access into the part-integral garage.

FIRST FLOOR LANDING

The first-floor landing continues the home's elegant styling, featuring decorative coving, attractive wood panelling and a useful storage cupboard. There is also access to the loft space, which benefits from a loft ladder, lighting and boarded flooring, providing excellent additional storage.

Quality internal doors lead to four bedrooms and the beautifully appointed family bathroom.

PRINCIPLE BEDROOM

A beautifully presented and generously proportioned principal bedroom, enjoying a front-facing UPVC double-glazed window, decorative coving and a central heating radiator.

The room benefits from an extensive range of fitted furniture, incorporating wardrobes and drawers, providing excellent storage without compromising the room's elegant proportions. Double doors open into the luxurious en-suite shower room.

EN-SUITE SHOWER ROOM

A superbly appointed en-suite shower room, finished to a high standard and offering a luxurious contemporary feel.

The suite comprises a large walk-in shower enclosure with both rainfall and separate shower attachments, complemented by twin wall-hung vanity wash hand basins and a low-flush WC.

Further features include a chrome heated towel radiator, luxury wall and floor tiling, underfloor heating, ceiling downlighting, electric extractor fan and a rear-facing obscure UPVC double-glazed window.

BEDROOM TWO

A generous second double bedroom, beautifully presented and enjoying a front-facing UPVC double-glazed window, decorative coving and central heating radiator.

The room benefits from an extensive range of fitted furniture, including wardrobes, matching overhead cupboards and drawers.

BEDROOM THREE

A spacious third double bedroom with a rear-facing UPVC double-glazed window overlooking the garden, decorative coving and central heating radiator.

Fitted wardrobes are complemented by matching overhead cupboards and drawers, providing excellent storage.

BEDROOM FOUR

A versatile fourth bedroom, currently utilised as a stylish home office, enjoying a front-facing UPVC double-glazed window, over-stair storage cupboard, decorative coving and central heating radiator.

The room is finished with a beautiful natural wood floor and offers excellent flexibility for use as a bedroom, study, dressing room or additional reception space.

FAMILY BATHROOM

A contemporary family bathroom fitted with a stylish three-piece suite comprising a panelled bath with central mixer tap, wall-hung vanity wash hand basin and vanity-style low-flush WC.

The room is finished with attractive full-height wall and floor tiling, complemented by a chrome heated towel radiator, ceiling downlighting, electric extractor fan and rear-facing obscure UPVC double-glazed window.

OUTSIDE

The property is approached via an impressive gravelled and pebbled driveway, providing extensive off-road parking for several vehicles and complemented by double wrought-iron gates.

The driveway also provides access to the rear of the property. The rear garden is a particular feature of the home, having been beautifully landscaped and meticulously maintained to create an attractive and private outdoor entertaining space.

A substantial paved and decked seating area provides the ideal setting for outdoor dining and entertaining and incorporates a stylish pergola. Beyond this lies a well-maintained lawn bordered by raised, well-stocked planted borders, creating an attractive backdrop throughout the seasons.

External lighting, power and a water tap further enhance the practicality of this wonderful garden.

PART GARAGE

The part-integral garage is currently utilised purely for storage and benefits from an up-and-over door, front-facing composite entrance door, power and lighting.

A further internal door provides direct access into the breakfast kitchen, offering excellent convenience and potential for a variety of future uses.

9 GRASMERE ROAD





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ADDITIONAL INFORMATION

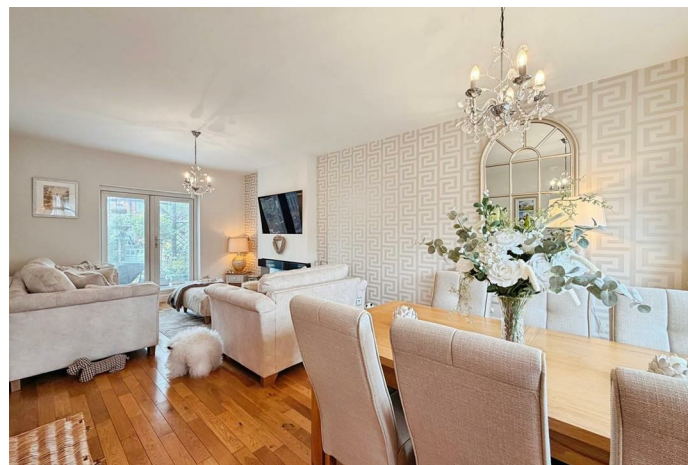
Local Authority – Bassetlaw

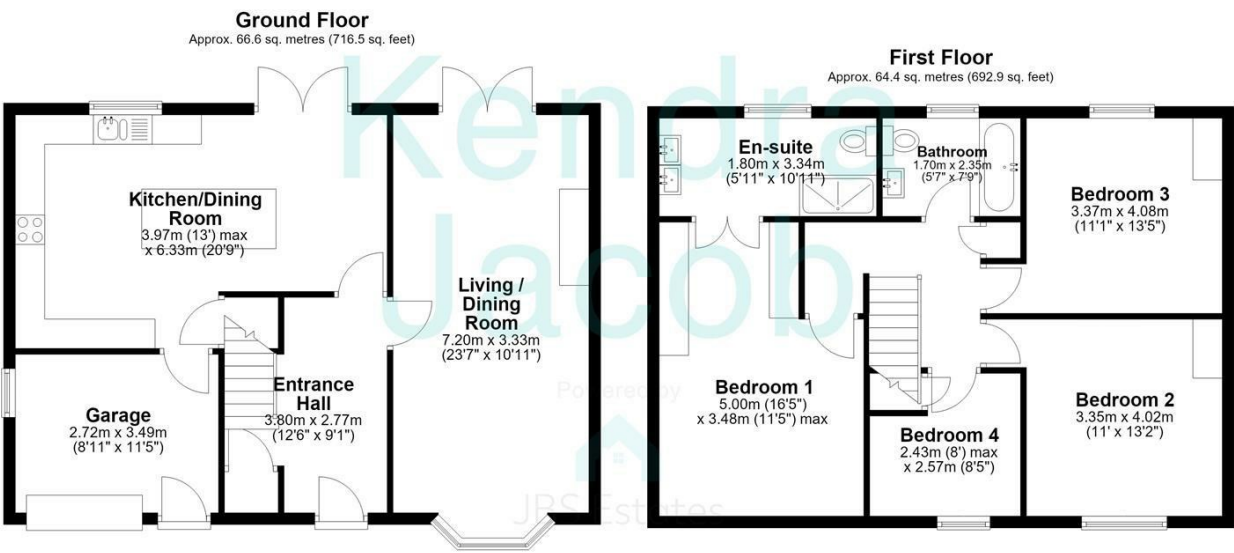
Council Tax – Band B

Viewings – By Appointment Only

Floor Area – 1409.50 sq ft

Tenure – Freehold





Total area: approx. 130.9 sq. metres (1409.5 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		82
(69-80) C	74	
(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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