



## 164 NEWCASTLE AVENUE WORKSOP, S80 1NG

£475,000  
FREEHOLD

GUIDE PRICE £475,000 - £500,000

Built in the 1800s, Oak Cottage is a home rich in character and charm, set within approximately one acre of beautifully established grounds. Mature fruit trees and well-established shrubs create a private and attractive outdoor setting, complemented by ample off-road parking.

The property has been thoughtfully extended and modernised, achieving a superb balance between period features and contemporary living. A truly unique offering, the home benefits from two fully self-contained kitchens, each with its own living area, providing exceptionally flexible accommodation, ideal for multi-generational living or independent family members. Internally, original features are seamlessly combined with modern comforts, delivering both style and practicality throughout. Externally, the property enjoys a delightful outlook over St Anne's

Kendra  
Jacob

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# 164 NEWCASTLE AVENUE

- 1800'S BUILT COTTAGE • FOUR BEDROOMS • FOUR BATHROOMS • EXTENDED PROPERTY • THE PROPERTY HAS TWO FULLY FUNCTIONAL KITCHENS • SOCIAL ENTERTAINMENT SPACE • VERSATILE LIVING • SELLING WITH NO UPWARD CHAIN • CHARACTER AND CHARM PROPERTY • GUIDE PRICE £500,000 - £525,000



## ENTRANCE HALL

With a front-facing door, side-facing window, laminate flooring, power points, central heating radiator, and coving to the ceiling.

## LIVING ROOM

Front-facing double-glazed window, TV point, power points, central heating radiator, coving to the ceiling, doors lead through to the stairway and the main focal point of the room is a beautiful cast-iron fireplace with gas fire.

## KITCHEN

A well-appointed kitchen comprising a range of wall and base units with work surfaces, electric hob with electric oven and extractor, stainless steel sink and drainer, integrated fridge and freezer, and plumbing for a washing machine. Finished with splashback tiles and tiled flooring, it also benefits from a rear-facing double-glazed window, rear door providing access to the garden, and a large pantry unit.

## SHOWER ROOM

Comprising of a shower enclosure, wash hand vanity unit, low flush w/c, fully tiled and a side facing double glazed window.

## INNER HALLWAY

Featuring a built-in storage cupboard and tiled flooring.

## DINING ROOM/ENTERTAINMENT AREA

## KITCHEN/SITTING AREA

## FIRST FLOOR- LANDING

Featuring a gallery landing overlooking the lower floor,

accessed via a staircase with Velux windows and power points.

## BEDROOM ONE

Featuring side and rear-facing double-glazed windows, loft hatch, central heating radiator, power points, and access to a private en-suite.

## EN SUITE

Fully tiled suite with walk-in double shower enclosure, pedestal wash hand basin, low-flush WC, central heating radiator, and extractor fan.

## BEDROOM TWO

Fully tiled suite comprising a walk-in double shower enclosure, pedestal wash hand basin, low-flush WC, central heating radiator, and extractor fan.

## EN SUITE

Fully tiled suite with walk-in double shower enclosure, pedestal wash hand basin, low-flush WC, central heating radiator, and extractor fan.

## LANDING

With a side facing double glazed window and power point. This staircase is access via the living room.

## BEDROOM THREE

Front and side-facing double-glazed windows, power points, and a central heating radiator.

## BEDROOM FOUR

Side-facing double-glazed window, built-in cupboard housing the central heating boiler, power points, central

heating radiator, and door providing access to the extended part of the property.

#### FAMILY BATHROOM

Fully tiled suite comprising a bath, corner shower enclosure, wash hand vanity unit, and low-flush WC.

Features include a PVC ceiling, extractor fan, side-facing double-glazed window, central heating radiator, ceramic tiled flooring, and a wall-mounted mirror.

#### EXTERNALLY

To the front of the property is a gravel driveway providing ample parking, with a mainly lawned garden featuring mature trees and shrubs. A side gate offers access to the pathway leading around the front and side of the property.

The home enjoys a delightful position overlooking St Anne's Church. Further to the side of the property is a double gated access leading to the rear garden and is set on an extensive plot, featuring mainly lawn areas, further mature fruit trees, and well-established bushes.

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## ADDITIONAL INFORMATION

**Local Authority** – Bassetlaw

**Council Tax** – Band

**Viewings** – By Appointment Only

**Floor Area** – 2314.00 sq ft

**Tenure** – Freehold

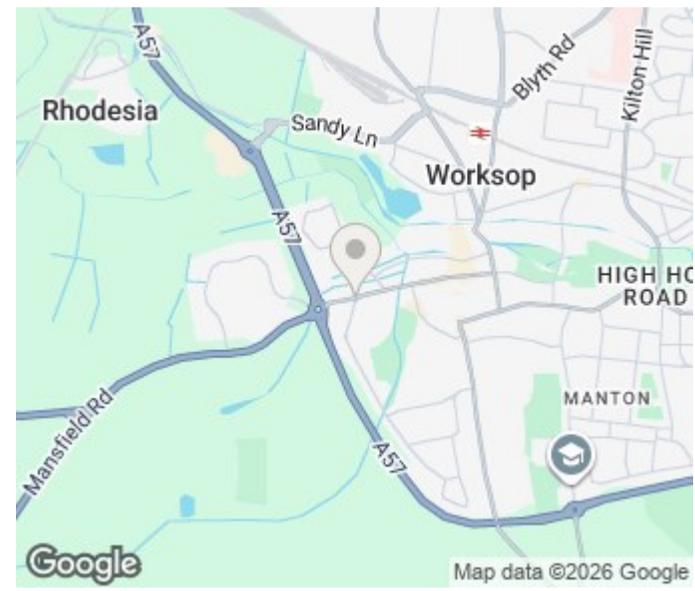




Total area: approx. 194.1 sq. metres (2088.8 sq. feet)

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>	<b>81</b>	<b>84</b>
(69-80) <b>C</b>		
(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

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